

Kings Lake Homeowners Association, Inc.

Board of Directors Meeting February 13, 2023 @ 6:30 pm

Elks Lodge, 11250 Tamiami Trail, East Naples, FL 34113

The regular monthly meeting of the Kings Lake Board of Directors was held at 6:30 p.m. on Monday, February 13, 2023 at the Elks Lodge in Naples, FL.

The meeting was opened at 6:37 with a Pledge of Allegiance to the Flag.

Nora Schweihs, Property Manager from SouthWest Management, manned the OWL Zoom session during the meeting.

The meeting was called to order at 6:35. 8 members were present including: Gail Miers, President; Jennifer Stampfli, Treasurer; Marsha Bergquist, Acting Secretary; Bob Casale, Director; Mary LeGault, Director; Robert Richardson, Director; James Shumake, Director, and Robert Reuthe, Director. Gloria Seger, Vice-President, was present via zoom. Also on zoom was Erminio, King's Lake Maintenance Man. A quorum was established and the notice of meeting given.

The reading of the secretary's report from the January 16, 2023 meeting was waived; a motion was made and seconded to accept the minutes. The motion was unanimously accepted.

Two sets of paper minutes from the March 2022 meeting and the May 2022 meeting need to be completed in order to bring the paper files totally up to date.

President's Report: President Gail Miers reported on a number of issues including:

The January 30 Meeting with community presidents. 7 presidents were in attendance; another meeting will be held within 90 days. This was a good start to begin the sharing of concerns of Kings Lake community presidents.

The Second Notice of the March 13 Annual Meeting was noted. Materials are enroute to community participants with copies of the newly created Kings Lake Documents, proxy sheets, and ballots for Board elections. This meeting will be held at the New Hope Center off of Davis Blvd.

President Miers explained the difference between giving notice of a meeting which must be done 48 hours ahead of the meeting and posting the meeting, i.e. establishing and making public the details of time and place of the next meeting. The Kings Lake Board of Directors also extends courtesy reminders regarding the details of time and place of next meeting via the trifold boards placed in the community.

Treasurer's Report:

Jennifer Stampfli, Treasurer, reported: " We have \$687,981.47 in total cash, \$400,508.71 in operating, and \$287,472.76 in reserves. The A/R for dues and irrigation fees is \$89,333.87; this includes attorney fees. In regards to January's P&L we are close to budget for income and under budget for our expenses. This is a great start for the year."

One bid has come in for the revitalization of the Tennis Court; two bulletin boards are on their way and to be installed soon.

Kings Lake Property Manager: Nora Schweihs ... no report

Committee Reports:

Building and Grounds: Director Bob Casale reported as follows:

“1- B&G – Lights out on Kings Lake Blvd. north of Buckingham Lane: FPL has the notification and we are on a list to have these lights fixed. Erminio has flagged the poles that are out.

2-Maintenace Building: Cable [was] installed on 2/6/23; Everything is completed. Final inspection for the A.C. unit in the Maintenance Building will be completed in the next few weeks. Received a call from David Garcia on 2/8/23 notifying me of the update. Inspections are backed up due to Hurricane Ian.

3-Tennis court bathroom: ... one company TOI TOI would provide a portable toilet year round for @119.37 a month. It would be cleaned one a week. We have not gone any further with this issue. We are looking at the possibility of updating the bathroom in the Maintenance Building and using that. This matter is on hold for now.

4- Bob reported that he is actively searching for a new or used wood or steel shed to replace the rental container that we now store equipment in. ... two emails are out for quotes from two different shed companies ... Amazon Sheds located in Bonita Springs and Sheds and more LLC in Fort Myers. These two sheds are the same size as our current shed of 12 x 25 x 8.

Arc and Compliance: Chairman Mary LeGault reported. No activity

LANDSCAPE: Chairman Mary LeGault reported ...

Landscape and Infrastructure Chairs will meet with Erminio and establish scheduling priorities for special projects. Our crew will be responsible for hedge trimming and fertilizing. The Molter contract will be renegotiated after meeting with Erminio.

It was decided that the new "bulletin" boards will be located in the Preserve near the Pickleball courts and also at the Pump House where they will be accessible to everyone.

The Landscape Committee awaits another bid for the "Directional Sign Project". There is very little interest from General Contractors as they are committed to larger and more urgent reconstruction needs due to Hurricane Ian.

The County Roadway Dept has been contacted with a request for repair and replacement of sidewalk segments along the east side of Kings Lake Blvd. This work has been nearly completed.

The Committee has received a bid for three large trees to be installed in place of three that we lost in the hurricane. These are to be located just north and west of the footbridge and at the south end of Bristol Square. The proposal is for the amount of \$2700.

We have also received a bid for the replacement of a long stretch of failing viburnum shrubs across from Windsor and Steeplechase. These would be replaced with 40 clusia shrubs for the amount of \$4000.

A motion was made, seconded, and passed to go forward with these expenditures,

Amenities: Committee Chairman Jennifer Stamfli reported that companies are not interested in submitting bids for the revitalization of the tennis court. One bid was received from Armor Courts in Boynton Beach which would at \$13,745 completely reseal the court and an additional \$1900 for nets for the pickleball courts and \$1900 for new nets for the tennis court. The time line for completion of the project would be 7 to 10 days. President Miers said she was not looking for a motion for funding right now but a motion to accept the renovation project might help in other bids being submitted by other companies. However, A motion for \$15,000 to fund the project was made and passed with one abstention, one nay vote, and six yeas.

Lake Management: Chairman Gail Miers reported that the next day Miguel from Solitude would be at Kings Lake to discuss the status of the treatment of the lake. A water quality test would be completed. Discussion ensued regarding how much of the spike rush can be removed via harvesting. Dredging is the method by which how much spike rush can be completely pulled.

Rick Lane and Bob Briscoe will be helping with the lakes Committee in the future.

Access to the lake for kayaking was discussed.

Legal Committee: Chairman Jim Shumake reported that there are no new legal issues. President Miers reported for the record that the Kings Lake Facebook page is not a legal page.

Communications: We continue to increase our number of emails for email blasts going out. For official association business, everyone is encouraged to opt in for electronic notification. We currently have over 600 owners that need official business to be mailed out.

DOCUMENT REVISION: Committee Update ... November 22 version

Decision on the proposed revised documents will take place at annual meeting on March 13, 2023 at the New Hope Event Center. Director Gloria Seger discussed this forthcoming meeting.

To pass the documents, 75% of voting members must approve.

New Business: Legal

One Board Member requested that the Kings Lake Board of Directors release all public documents and papers in the matter or recent legal actions taken by the Board of Directors against a Homeowner and a member of the Kings Lake Homeowners Association ... that these documents and papers be posted on the Kings Lake Homeowners Facebook Page.

This issue was tabled until consultation with Kings Lake Attorney.

Old Business: Motion #1

Request this Board explore the feasibility and the cost of installing gates at the 3 existing entrances to Kings Lake and its walkway.

This motion did not pass with 2 nays, 3 abstentions, and 3 yes votes.

Old Business: Motion ...

Request a written opinion, from our Legal Counsel, as to the legality of any member of the Board of Directors, or others ... to restrict or deny the right and perpetual easement to those lands owned by the Association between the Royal Lane Bridge and the Bridge across Kings Lake.

This motion did pass with 5 yeas.

New Business & General Announcements

- Final Business of the night: President Gail Miers nominated Rick Lane to fill the open seat on the Board until the term expires in 2024. The motion was seconded and passed with 7 yeas and 1 nay vote.
- With no additional business presented, the meeting was adjourned at 9:00 pm.