

Board of Directors Meeting Minutes

The Kings Lake Homeowners Association, Inc.

Monday, September 21, 2026 - 6:00 PM

Elks Lodge - 11250 Tamiami Trail E., Naples, FL

Board of Directors Members Present: Robert Richardson, Duncan Farnsworth, Gary Ryan, Mary LeGault, Gail Rowe, William Stephens. Richard Lane Jr. and Mary Lane were present via telephone.

Directors Absent: Ben Wilson and Michael Peck.

Seacrest Southwest: No one in attendance.

Call to Order and Establishment of a Quorum

The meeting was called to order at 18:00 hrs. (6:00 p.m.) by Robert Richardson, President. The Pledge of Allegiance was recited. Roll call of Board members was conducted, and a quorum of Directors was established.

Proof of Notice of Meeting

The Notice and Agenda of Meeting were properly distributed to the Directors and all owners on September 17, 2026.

Reading and Disposal of Prior Meeting Minutes

President Robert Richardson presented the minutes from the August 17, 2026, Board of Directors Meeting.

MOTION: Mr. Ryan made a motion to approve the meeting minutes from August 17, 2026, and to waive the reading of those minutes. The motion was seconded by **Mr. Stephens**. All Directors present voted in favor, and the motion passed.

President's Report - Robert Roy Richardson: Mr. Richardson updated the Board on several matters. 7 Violations were sent out regarding Short-term rentals. These properties had been advertising their properties for renting under 30 days. All have now complied. Planning for the 2027 budget is underway, and the committee will be meeting in the coming days to go over the first draft. The 6 ordered Benches have not yet been shipped. The Board is presently interviewing 2 Law Firms to replace our present Legal Counsel. The new Seacrest Contract is being reviewed by one the 2 competing Firms. SWFMD Lake Usage reporting is now up to date, with procedures established for maintaining our privilege to use lake water for irrigation. Our permit allows KLHOA to pump 92 million gallons a year from our lakes.

Treasurer's Report - Gary Ryan: No Report was given.

Property Manager's Report: No Report was given.

Committee Reports

- **Building & Grounds:** Mr. Wilson's report was submitted in writing. The **Variable Frequency Drive (VFD)** is being overloaded by a malfunctioning **Submersible Pressure Maintenance Pump**. The **SPMP**, at the pump house, will have to be removed and repaired or replaced. We will be seeking quotes for continued repairs and maintenance for broader pump house improvements. We have received a quote from Setpoint Automation for composite pipe work that may be necessary in the future. Electrical repairs were made to the Lakewood/KLBlvd directional sign. Lighting of the sign is now working. An irrigation leak has been corrected along the Crown Pointe area of KLBlvd.
- **ARC Architectural Review Committee - Duncan Farnsworth:** Mr. Farnsworth reported 1 new application for a Pool/Screen enclosure. 2 properties have new roofs installed without proper applications to the A.R.C.
- **Landscape - Mary LeGault:** 11 new trees have been planted. New hedge plants have been

installed along Kings Way. Ms. LeGault reported that one of our KLHOA members is proposing that the KLBOD investigate a program to assist single-family homeowners in the purchase and planting of trees on their properties. Ms. LeGault offered this as a possible survey question to our membership.

- **Lake Management - Gary Ryan:** The recent work by Lake Doctors has reduced phosphate levels and the depth of the muck in the lakes. The results of this treatment had created floating vegetation that is being removed. The appearance and water quality of our lakes are improving.
- **Website - Robert Richardson:** Reporting procedures for use of lake water for irrigation is posted on our website. The website calendar has been updated to show the dates for reporting out to the next 5 years.
- **Documents - Rick Lane:** No Report was given.

Old Business

- **Courtyard Drainage Ditch** - Duncan Farnsworth reported that he spoke with the Association's attorney, Robert Murrell. Mr. Farnsworth has not received an opinion from Mr. Murrell. This matter is now before one of the 2 Law Firms being considered by the Board of Directors.
- **Tennis/Pickleball Court** – Tabled to next Board meeting.
- **Maintenance Trailer** – Mr. Wilson not being present, this matter was tabled to next Board meeting.
- **Purchasing and Bidding Policy (Guidelines)** – Mr. Lane stated that this document is now being referred to as Guidelines only and not a formal policy of the Board of Directors. Some editing will be forthcoming for the final document. The final document will be posted to our website for Board and Management reference.
- **Assessment Collection Policy (Procedures)** – This is a Procedure and will be agreed to by the Board of Directors at a later Board meeting. Mr. Lane is waiting for clarification of the 8% interest charges in the document from Mr. Ryan and Ms. Curto of Seacrest.
- **Collection Authorization Resolution (Policy)** – Mr. Lane has several questions regarding references in this Policy document and will need further input from Seacrest Management. All three documents listed here were initially published by Seacrest, and the Board is editing them. This matter will be considered at the next Board meeting.

New Business

- **Seacrest Contract** – Ms. Rowe gave a summary of the proposed contract. We have one of the two Law Firms we are interviewing, review the contract for our consideration and eventually finalizing with Seacrest. Mr. Lane commented on medical insurance for the employees and Mr. Richardson added comments about the Burden rate in the contract. Board members questioned whether one of our current employees could continue to “Moonlight” for Kings Lake residents. Final approval of the Contract will be placed before the Board of Directors in the near future.
- **2027 Budget:** The budget committee will be meeting this coming week to discuss the initial draft of the 2027 budget. Later, the committee will be meeting at Seacrest for detailed discussions before its presentation to the Board at our October meeting.
- **Lawyers:** Ms. Rowe gave a briefing about members of the Board of directors' meetings with the two Law Firms interviewed for replacing our present legal counsel.
- **Lake Water Reporting Resolution:** Mr. Richardson summarized the procedures for the reporting of the monthly readings of our water usage from our Pump House to the SFWMD. Also, a reading of a policy document related to the monthly Reporting.
MOTION: Mr. Richardson motioned for the approval of these Procedures; seconded by Ms. LeGault. Motion carried without dissent.
- **Ms. Rowe** requested that a “Job Description” should be provided to the KL Board of Directors from Seacrest Management of our present C.A.M, A.S.A.P. Mr. Stephens made the motion to require the Job Description, and the motion was seconded by Mr. Lane. After a brief discussion, the motion passed unanimously.

Adjournment

MOTION: Mr. Ryan made a motion to adjourn the meeting at 18:58 hrs. (6:58 p.m.). The motion was seconded by **Mr. Stephens**. The motion passed 8-0.