

Notice Board of Directors Meeting

The Kings Lake Homeowners Association, Inc.

Monday, July 20, 2026 – 6:00 PM

Elks Lodge -11250 Tamiami Trail E. Naples, FL

Board of Directors Meeting Minutes

Board of Directors Members Present: Robert Roy Richardson, Duncan Farnsworth, Mary Lane, Gary Ryan, Mary LeGault, Ben Wilson, Richard Lane Jr., Gail Rowe, William Stephens, and Michael Peck.

Seacrest Southwest Present: Janine Curto, Property Manager.

Call to Order and Establishment of a Quorum

The meeting was called to order at 6:04 pm by Robert Roy Richardson, President. A quorum of Directors was established.

Proof of Notice of Meeting

The Notice and Agenda of Meeting was properly distributed to the Directors and all owners prior to the meeting date and was posted on property on July 15, 2026.

Reading and Disposal of Prior Meeting Minutes

Secretary Mary Lane presented the minutes from June 15, 2026, Board of Directors Meeting.

MOTION: Ben Wilson made a motion to approve the meeting minutes from June 15, 2026. The motion was seconded by **Rick Lane**. A Motion was then made by **Ben Wilson** to suspend reading of the minutes; seconded by **Rick Lane**. **The Board unanimously passed both motions.**

Presidents Report – Robert Roy Richardson, provided updates regarding several matters currently before the Association, including pending attorney responses, short-term rental concerns, the courtyard drainage ditch, Southwest Florida Water Management reporting, 2027 budget planning, proposed covenant amendments, sound wall repairs, and ongoing fiber optic work within the community.

Treasurer Report – Gary Ryan, provided a brief update on the monthly financials. The June financial statements had been reviewed. The Association had approximately \$611,000 in cash and total assets of approximately \$676,000.

Property Managers Report - Janine Curto, provided a brief report. She continues to conduct weekly property inspections throughout the community, an ongoing compliance matter requiring Board direction, operating account recommendations from the Association's bookkeeper, updated maintenance procedures, Southwest Florida Water Management reporting responsibilities, the recent community-wide Rules and Regulations reminder, and the proposed Collection Policy submitted for Board review.

Committee Reports

- **Building & Grounds – Ben Wilson** reported that an irrigation timer had been replaced and that Florida Power & Light had been contacted regarding a power issue.
- **ARC Architectural Review Committee – Duncan Farnsworth** clarified that ARC approval is not required for painting when there is no color change or for replacement of existing doors and windows when there is no change to the existing footprint. Indicated that he would like to have access to previous ARC approvals.
- **Landscape – Mary LeGault** – reported that the Fourth of July decorations were well received. She also advised that Molter Landscaping damaged the footbridge during maintenance and will be making the necessary repairs.
- **Lakes – Gary Ryan** - reported that lake treatments for muck and phosphorus had been completed and that all littoral plantings have been installed.
- **Website – Robert Roy Richardson** – All recent documents have been updated on the website.
- **Documents – Rick Lane** – The Documents Committee continues working on the proposed covenant amendments, Collection Policy, and Purchasing and Bidding Policy for future Board review.

Old Business:

- **Courtyard Drainage Ditch** – The Board continues to await guidance from the Associations attorney. Mr. Richardson and Mr. Wilson provided a brief update regarding the drainage concerns.
- **Tennis/Pickleball Courts** – Discussion continued regarding potential fencing improvements. Board members suggested if pickleball community wishes to proceed with additional fencing, fundraising efforts could offset the project costs. The preserve gate remains closed after hours as requested, resulting in reduced activity.
- **Maintenance Trailer** – This item was tabled until the next meeting.
- **Landscape Benches** – Three proposals were received for six replacement benches. **MOTION: Mary LeGault** made a motion to approve the purchase of six benches from Barco for \$6,257.62. **Ben Wilson** seconded the motion. **Vote: Six (6) in favor. Motion passed.**

New Business:

- **Signs**
Discussion was held regarding installing signage notifying residents and visitors that security cameras are in use.
MOTION: Mary Lane made a motion approving purchasing four (4) signs for the preserve area in the amount of \$54.00. Mary LeGault seconded the motion.
Vote: Eight (8) in favor. Motion passed.

Adjournment:

MOTION: Ben Wilson made a motion to adjourn the meeting of July 20, 2026, at 7:47 pm. The motion was seconded by **Gary Ryan** unanimously passed the motion.