

# CAMELOT LAKES VILLAGE HOMEOWNERS ASSOCIATION, INC

## BOARD OF DIRECTORS MEETING

THURSDAY, APRIL 1<sup>ST</sup>, 2021-6:30PM- CLUBHOUSE CARD ROOM

1. **CALLED TO ORDER** Pam Bentz, President called the meeting to order at 6:30 pm in the Camelot Lakes Village Clubhouse. With 41 Members in attendance.
2. **PLEDGE OF ALLEGIANCE**: Jim Drechsel lead the entire group in the Pledge.
3. **INTRODUCTION OF BOARD & DIRECTORS**: Pam Bentz, President, Mike Bond, Vice President, Mary Santiago, Secretary. Cheryllee Wright, Treasurer, Anthony Lombardo, Patty Wells, Jim Erceg , Jim Drechsel, Website Administrator. Absent/Excused Sal Naimo.
4. **AGENDA ADDITIONS/ APPROVALS**; Pam Bentz asked all in attendance if there are any additions or correction None were made. Motion to accept; Pam Bentz & Mary Santiago. All in Favor by show of hands,
5. **SECRETARY'S REPORT**:
  - a. Minutes of March 4<sup>th</sup>, 2021 Board Meeting Pam Bentz. Motion was made to waive the reading of the minutes by Jim Erceg and approve. All in Favor.
  - b. Minutes of March 29<sup>th</sup>, 2021 Board Meeting Mary Santiago. Motion was made to waive the reading of the minutes by Jim Erceg and approve All in Favor.
  - c. Updated Board information Contact List was distributed by Pam Bentz
  - d. Board , Membership Meetings and Informational session's schedule was distributed with corrections to be made as far as dates & errors. Motion made to accept. All in favor.
  - e. 2021/2022 Board/ Officer List to Cove, Pam reported that the Village Manager meeting is held on the 2<sup>nd</sup> Wednesday of the month at 1PM. Susan Fazie will need all questions presented to her \_2\_ days prior to that scheduled meeting. The President & One member of the board will be present.
6. **TREASURER'S REPORT**: Patty Wells & Cheryllee Wright Motion to accept the Treasurers Report as read and attached: by Mary Santiago, 2<sup>nd</sup> Jim Erceg. All in favor.

7. **COMMITTEE REPORT'S**: Pam Bentz appointed Chairmen & Members.
- a. **Membership**, Anthony Lombardo,
  - b. **Special Events**, Patty Wells- Mary Santiago, Rebbie Jeantet & Patti Bond.
  - c. **Finance Committee**, Cheryllee Wright: it was requested at that time that Anthony Lombardo be placed on her committee, Anthony accepted along with Karen Terry,
    - (i) Books & Records Review - Karen Terry -Betty Kusel questioned the Qualifications of Karen Terry. Karen Terry brings a 34year career with Saint Paul Parks and Recreation, running multiple budgets and was responsible for the financial reports at each location. Motion to approve. All in Favor.
  - d. **Recycling** – Mike Bond & Anthony Lombardo
  - e. **Communications**- Mike Bond, Chair & Jim Drechsel, Co-Chair
    - (i) Website-Jim Drechel was appointed Webmaster.
    - (ii) Mike Bond presented a Mission Statement to the Board and Membership. The need for a Communication committee is to function as a gateway for effective communication between the HOA and its Membership; as well as, between the HOA and Cove Community Management. Once approved by the HOA Board of Directors, the committee shall develop, and oversee operating policy.
    - (iii) Blast- Motion was made to have Denise Jones continue the Blast. **Motion passed Unanimously.**
    - (iv) Newsletter- Mike Bond would like to see a newsletter specifically designed to address the wants and needs of the residents. He would like to get feedback on how CLV residents would like to receive such information.
    - (v) Remote Attendance- Membership & Board Meetings (tabled)
    - (vi) Community Relations- Jim Erceg addressed the need to establish a “Special Communications Committee” to further investigate the previously proposed subjects. Motion made by Patty Wells, 2<sup>nd</sup> Pam Bentz. All in favor.
  - f. **Nominating**-Jim Erceg will Chair this committee. He asked for volunteers to assist in the endeavor.

**Policies & Procedures-** Pam Bentz would like to further investigate our policies at this time. Jim Erceg stated that he would get a copy from Betty Kusel .

## **8. NEW BUSINESS**

a. **FMO WEBINAR REGISTRATION FEE-**The newly elected Directors should take a course as required by Statue 723 & receive a Certificate of Completion. The course will be April 23<sup>rd</sup>, 2021 via Zoom. Registration fee is \$30.00 per individual. It is requested at this time the registration fee for the Board Members be paid from the HOA Fund. Motion made by Jim Erceg & 2<sup>nd</sup> Jim Drechsel, All in Favor.

b. **FMO MEMBERSHIP FEE – HOA-**Bernie Clark explained to all in attendance what this organization is about and the need to join. It is a Statewide Advocacy Group representing the rights and concerns of Manufactured Home Owners. Jim Erceg stated that the more members joining the more voting power we have. At this time Anthony Lombardo was asked to be the Cove Lake Village Representative. Anthony declined the position due to previous commitments on the Board. It was then decided that Jim Erceg would be our FMO Representative. All in Favor

c. 723 Education Certification Form- Addressed in item (a)

d. State Annual Registration was filed on 3/21/2021. Payment of \$70.00  
Re-imbusement to Jim Erceg.

e. Insurance Policies ,General Liability \$1869.00 – Surety Bond \$204.00

Total Expense \$2073.00

Motion Made by Mary Santiago, 2<sup>nd</sup> Jim Erceg., to Authorize payment on all. All in Favor to accept.

9 **Presidents closing statement:** Madam President Thanked all the newly Elected Board Members & Directors for their participation in making this transition go smoothly and looks forward to working with all.

10 . **Open Forum:** Questions & Concerns were addressed by the Members that were present.

1. Primary Issues were the gate codes for security. Gate codes are given to outside vendors.
2. Pools are being used by outsiders not residing in the community.
3. Landscapers utilizing the showers & restrooms. Leaving lawn equipment overnight in yards,
4. Auditorium parking lot is being utilized as a staging area for Lawn Maintenance & other vehicles.
5. Work Orders not being addressed in a timely fashion. Members were advised if they place any work order with the office, it should be dated and copied.

**Meeting was Adjourned At @7:54 PM**

**Next Meeting Date: April 19<sup>th</sup>, 2021, Auditorium**

Respectfully Submitted,

Mary Santiago, Secretary