

CAMELOT LAKES VILLAGE HOA

INSIGHT



FROM THE BOARD OF DIRECTORS

HOA President – Glenn Addis

We are getting closer to meeting with Cove to negotiate our contract for the next three years. Please join the HOA if you have not already done so. We need to show Cove how strong our organization is!

We had a closed board meeting in July to take care of a few issues that needed to be resolved. The first issue was to fill the open director position and the non-voting alternate position. Frank Cardinale was elected to fill the open director position and Joann Sengpiel was elected to fill the alternate position. We welcome both and look forward to working with them in the future. Another issue was to discuss the Veteran Money that has been in the HOA bank account since its inception. There was no committee formed under the HOA, so the decision was made to turn that money over to the three people involved in the Veterans Group -Patti Bond, Gail Reichert and Dawn James. The HOA will still assist them with anything that they deem necessary. Lastly, we discussed having an event in the fall for all HOA members and are looking forward to hosting this event. The date has yet to be discussed so we will keep you updated. You must be a member, and you must sign up for the event when it is posted. Do not sign up if you are not sure that you will attend because we do not want to have a lot of food left over. As I have said in the past, we are here for you and if there is something that you need the HOA to do for you, simply reach out to anyone on the board and we will help you in any way possible.



Negotiations – Pam Bentz; Negotiating Team Chair

Residents, just in case, you missed the meeting where the negotiating committee was voted on, here is the list of members. Pam Bentz, Chair, Keith McManus, Phyllis Kenline, and Glenn Addis are the 4 primary members. Bernie Clark, C0-chair alternate and Rebbie Jeantet, alternate. Bernie, Rebbie and Pam have sat on a negotiating team 3 times.



- An update on the negotiating committee: By the time this Insight goes out in an email Blast; we will have had 4 meetings. We have completed the survey and started to formulate our tactics going forth. We will be sending Cove a letter very soon to see if they are willing to meet prior to our 90-day notice; which you all know comes out at the end of September. They have been receptive to meeting early to discuss preliminary items in the past years. We can't disclose anything at this point. However, it is common knowledge Camelot East negotiated a 3-year contract starting this year, with 5.5%, second year at 5.25% and 5% for the third year. We presently are at 5 % for our last year of our contract.

The HOA sent out a survey to get a feel for what was most important to negotiate for. The return was not what we hoped for. Out of 302 HOA members just over 100 residents filled out a survey. We have a pretty good idea as to what is important, but it is always nice to hear from all of you.

The other important factor is we still are looking for new members, please if your neighbor is not a HOA member have them contact one of the directors on the BOD. It is imperative we show COVE we have a STRONG HOA; that the majority of residents are members. We presently have 302 members. When we approach COVE in our meetings and can say that out of 534 homes we have 400 members, that will speak volumes. Plus, not all the 534 homes are occupied, many for sale, there are renters, some have been surrendered, or empty lots. This is why we want to reach 400 members, that is way over half of the residents in the park. So please tell a friend to join, who tells a friend. So on and so.



✚ Membership Committee - Phyllis Kenline:

As of 7/28 /2025 we have 302 HOA members! So many individuals comment they want the HOA to "get things done"! A strong HOA is comprised of the multitude of homeowners and would speak volumes to management and Cove Communities. Let's continue to recruit members to increase our representation heading into contract negotiations. If you have a neighbor or friend that would like to join, please have them email any board member or verbally reach out soon!



✚ Communication Committee – Phyllis Kenline

A New Resident Meeting was not held in July. Hopefully our current HOA members will encourage others to join! I continue to hear that individuals are not receiving the HOA emails and correcting them ASAP with the assistance of Denise Jones.... we want out members to be informed! **If you are not receiving emails, please check your spam folder!! Contact pk.hoabod@gmail.com to update or add your email addresses.**



✚ Veterans Group– Dawn James, Gail Reichert and Patti Bond

Aug 4th - Happy Birthday U.S. Coast Guard!

Aug 13th - Veterans Luncheon at Der Dutchman at 11:30. Please sign up at clubhouse and let us know if you need a ride!

**Never in the field of human conflict was so much owed by so many to so few.
-Winston Churchill**



✚ Special Events – Gail Reichert, Glenn Addis and Patti Bond

We are deep in the heat but planning a Fall Event! The event is in the planning stages and will be shared when the plans are complete. We are looking forward to another successful HOA event!



✚ FMO-Keith McManus

If you have not explored the website for Federation of Manufactured Home Owners of Florida, Inc (**fmo.org**) check it out! (Membership is \$40 annually) The FMO; District 8 representatives were invited to the Camelot Lakes HOA Meeting on May 19, 2025, Sarasota, FL. FMO members in attendance included Fred Sullivan - Section B Director, Keith Ryder - District 8 President, Lou Dunning – District 7 President, and Lori Stabinski – District 5 President. They even posted photos of our HOA group, great pictures! Thanks for all of the HOA members that attended!

BE PREPARED FOR HURRICANE SEASON! **(repeating just in case you missed it last month)!**

✚ **Hurricane Preparedness:** Hurricane season began on June 1 and hopefully we will be excused from any hurricanes this year! However, we still need to be prepared. Please check the following websites for information and guidelines:

- www.nhc.noaa.gov
- www.mysuncoast.com
- www.floridadisaster.org/planprepare/hurricane-supply-checklist/

❖ <https://www.resilientsrq.net/>

NOW OPEN: Housing Recovery Program Survey

Sarasota County homeowners affected by **hurricanes Ian, Debby, Helene and/or Milton** are invited to apply for assistance through the Resilient SRQ Housing Recovery Program. This program offers help with repairing or rebuilding homes or reimbursing eligible out-of-pocket expenses. **Homeowners can begin the process by completing an interest survey online. Users must sign up for an account and log in to access the survey**

✚ **How to contact the HOA:**

Website: camelotlakesvillagehoa.com

Email: camelotlakesvillagehoa@gmail.com (if you are not receiving HOA EMAIL blasts.

Check your spam.

✚ **Need to contact Susan Fatzie, Camelot Lakes Manager?** The updated email address for Susan is: camelotlakesvillage@covecommunities.com



We are adding something new to the **INSIGHT**! Last year Phyllis Kenline and Patti Bond worked with the community to create a “Camelot Lakes Village Community Cookbook”! The plan is to share a recipe every month from the cookbook in the INSIGHT! Happy cooking and enjoy!

Pineapple Cheese Dip – submitted by Connie Mace

2 (8 oz) pkg softened cream cheese 20 oz can crushed pineapple; well drained

Half bunch green onions chopped 1 teaspoon seasoning salt

(can add more per your taste)

Mix together well. Shape into ball. Serve in a fresh pineapple. Put assorted crackers around the pineapple.

**"Do what you can, with what you have,
where you are,"
by Theodore Roosevelt**