

# CAMELOT LAKES VILLAGE HOA

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*January 7, 2021 | Meeting Called to Order at 7:04 by Rebbie Jeantet*

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## In Attendance

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Rebbie Jeantet, Jim Erceg, Patty Wells, Betty Kusel (acting Secretary), Sal Naimo, Leslie Donald & Julie Callebert; Pam Bentz absent

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## Approval of Minutes

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Leslie Donald moved to approve the agenda as distributed (copy attached); all in favor to approve. Jim Erceg moved to approve the Board's December 3rd minutes as distributed; all in favor to approve; motion carried.

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## Committee Reports

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Treasurer's Reports - a revised report for November 2020 and a report for December 2020 were read; Jim Erceg moved to approve Treasurer's Reports (copies attached); all in favor to approve; motion carried.

Special Events - no report

Membership - 171 members currently

Regulatory Liaison - FMO difficult to access in-line

Nominations Committee - 5 positions open on Board; one, maybe two applicants; Committee could use more members to conduct outreach. Sal Naimo suggested we inform residents of or concerns regarding filling the Board. Rebbie Jeantet noted it was probably not worth the effort, but agreed to draft a letter to residents explaining what the Board does for residents.

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## By-laws Amendment

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Jim Erceg, Chair of the By-laws Committee presented the changes the Committee is recommending for the By-laws, which must be approved by the Board before two of the changes can come up for a vote by Membership in March. A copy of the guidance memo for the Board's review is attached. In general, Jim explained that in addition to a few changes required by FL723 to be in our By-laws, the Committee wanted to bring clarity to the By-laws to avoid misinterpretations. Several changes not specified in FL723 were based on three opinions of the Counsel for FMO, reaffirming one vote per home/lot, multiple votes for owners of multiple homes and co-owners (e.g., husband and wife) are allowed to contemporaneously serve on the Board of Directors. The three FMO opinions are attached. These amendments serve to ensure the HOA reaches the 50% + 1 goal of homeowners as members (for legal representation) and provide another mechanism for interested residents to join the Board.

Jim Erceg led the Board through all the changes proposed by the Committee; Rebbie Jeantet proposed that we retain the reference to FL723 in Section 2.4.3 and Jim agreed to her proposal. Jim Erceg also explained how the new rules on ballot confidentiality would change the voting documents somewhat, in that ballots would be returned in envelopes that had lot numbers (to verify one vote per lot), while the ballots themselves would have no means of identifying the voter.

Essentially there are two voting points for presentation to the Membership: more than one co-owner per home can pay dues and become an HOA Member; and owners of multiple homes may hold a Membership at each or any of the multiple homes upon paying dues for that Membership, and would have as many votes as held Memberships.

Rebbie Jeantet opened the floor to discussion. Glenn Addis asked for clarification on multiple home ownership and Jim Erceg explained the details to Mr. Addis' satisfaction. Don Wise reminded the Board that it would have to work under these proposed changes and noted that statute requires only 5 Board members. Patty Wells asked why the Board needs more than 5 members. Rebbie Jeantet and Jim Erceg noted that our attrition rate is high and maintaining an exact number of directors required would push us into possibly bringing in new directors, if we could find candidates, by Board appointment, i.e., without Membership input. Also a Board of nine would give greater flexibility in selecting officers.

Jim Erceg moved in 3 separate motions that:

- (a) the By-laws provide for only one vote per home (per lot); all in favor to approve; motion carried
- (b) the By-laws provide for more than one Board member per home (per lot); all in favor to approve; motion carried
- (c) the By-laws provide the right of owners of multiple homes to hold multiple Memberships no greater than the number of owned homes; all in favor to approve; motion carried

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### Items for Board Discussion

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Leslie Donald read the contents of the Village Manager's Meeting Q&A (copy attached).

Jim Erceg reiterated the FMO Counsel's opinion on damage from fallen trees; apparently Management is not inclined to discuss this issue further pending legal action in progress. The Board suggests that residents report in writing to Management and situations they consider "dangerous" with trees on their lots or near-by lots. The Board also noted that homeowners should consider liability coverage (insurance) to cover damage from trees for which the resident is responsible.

Rebbie Jeantet spoke on the new security measures, that Cove has hired a private firm for night security patrols on a 6-month trial basis. She noted that if the patrols were retained beyond the 6 months, our 3-Year Agreement calls for the residents to be charged for the cost of such patrols.

Don Wise was asked to speak on the Swan Donation Committee. He stated that donations covered the purchase and shipment of a pair of swans for the front lake, two new feeders and four signs that prohibit feeding of the swans and prohibit fishing near the swan feeders. Residents may still donate; extra funds will go to costs of clipping cygnet's (baby swans) should the new pair reproduce. The Swan Donation Committee is set to discuss bringing in an older female swan to accompany the mature male swan in the larger lake.

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### Open Forum

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Anna May Jacobsen, Lot 273 - would like to see the Board brought down to seven directors; fewer candidates could mean better, dedicated directors. Jim Erceg responded that residents' interest would remain low even if we reduced the size of the Board.

Leslie Donald - the information about 3 coyotes killing a dog in the Village is a RUMOR; not true. Coyotes do not hunt in packs and shy away from humans.

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### Next Meeting

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Sal Naimo moved to adjourn at 8:05 PM; all in favor to approve. Next meeting February 4th.

February 2, 2021

Betty Kusel/ acting Secretary