

# CAMELOT LAKES VILLAGE HOA

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*BOD Meeting held in Clubhouse on March 4, 2021, called to order at 701  
By Rebbie J., President.*

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## PLEDGE

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Leslie led the Directors and members present in the Pledge of Allegiance.

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## ROLL CALL

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With the exception of Betty and Sal. All present included Rebbie President, Jim Vice President, Pam Secretary, Patty Treasurer, Leslie Membership and Website, Julie Regulatory affairs.

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## CHANGES/APPROVAL OF AGENDA

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Rebbie asked if any corrections, additions to agenda. Leslie made 1<sup>st</sup> motion and Patty 2<sup>nd</sup> motion to approve Agenda. All in favor by show of hands

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## SECRETARIES REPORT

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Pam went through the minutes from 2/4/21. No corrections or additions. Rebbie made 1<sup>st</sup> motion and Julie 2<sup>nd</sup> motion to approve minutes, all in favor by show of hands.

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## COMMITTEE REPORTS

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**FINANCE:** Patty went over February 2021 report. She also reported about the Finance Committee meeting on the 27<sup>th</sup> of February. Patty explained why budget increased for PO Box. Leslie stated that is going rate all over and probably won't find a location that is cheaper. She went onto say that many budgeted expenses were lowered due to COVID 19 and Cove covering more costs. Patty mentioned we would be needing a new auditor. Present one is stepping down. Rebbie asked for motion to accept the 2021 budget. Pam made 1<sup>st</sup> motion, Jim 2<sup>nd</sup> motion and all in favor. See attached February report and Budget.

**SPECIAL EVENTS:** Rebbie described the Spring Floral Tree Drawing. (Previously the Money Tree) Tickets will be sold by Elaine, from March 15<sup>th</sup> to April 19<sup>th</sup> HOA informational meeting. Winner will be drawn at that meeting.

Rebbie asked Pam if she could write up blurb for the monthly Newsletter for April. Pam will send it to Rebbie to look over and Rebbie will get it to Elaine by the 8<sup>th</sup> of April.

**MEMBERSHIP/WEBSITE:** Leslie stated to date there are 285 members. All packets delivered and forms signed by the people distributing the 12 zones, given to Pam and Pam had form notarized by Helen Wells Notary that she received all completed zones. Website had at least 80 visits this month.

Jim mentioned that HOA email blast went out to 233 emails. Out of those only 6 were bounced back as incorrect. 5 of the 6 turned in corrected email address. Only 8 out of the 233 replied/ 4 requesting packets to be sent and 1 asked to be eliminated from email list. He stated a very interesting and discerning note, that

only 145 opened email out of the 233 and only 4 requested packets to be sent. He went on to say that at the Election Committee meeting last night. HO stated they were not getting emails. It was brought up that emails Maybe going into HO spam folder. They need to be reminded to check that. Multiple emails can sometimes end up in there. It was suggested by members to put a blurb in April Newsletter to remind HO to check spam folder.

**REGULATORY LIAISON:** Julie stated nothing to report at this time.

**BY-LAWS/FS 723:** Jim briefly went over that FS 723 mandates the By-laws. He reminded all that we need 2/3 of membership total to vote for the By-law changes of which there are two. There is a box in Auditorium where HO can place their ballots and proxy form if NOT attending the March 15<sup>th</sup> HOA informational meeting. He reminded all to place in provided envelope and seal with lot # on outside.

**ANNUAL MEMBERSHIP MEETING/ELECTION COMMITTEE:** Jim went over what Election committee covered at last night's meeting. The committee members include:

Paul Dibona Committee chair. Mina Polmerleau, Suzie Young, Anna May Jacobsen, Sharon Ernst, Jim Erceg, Karen Terry. Jim stated it is a very involved group and they had great impute. They will be meeting at 530 on the 15<sup>th</sup> of March and will work fast and efficiently to find out if a quorum has been met! So they can begin counting ballots and bylaws. He hopes to complete process in a timely fashion. The plan is to announce the new directors elected to board during the dessert and coffee portion of meeting.

He did mention that no spouses of any of the directors could be on this committee.

**VETERAN'S:** Sal not present. No update at this time.

**NOMINATIONS COMMITTEE:** Rebbie stated this committee has completed its obligation at this point. All resumes turned over to Pam for filing. She said many HO mentioned they liked that candidates stood at last meeting and introduced themselves. Plus cheat sheet that was handed out for HO to add comments for themselves. To help them decide whom to vote for.

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## **BOARD DISCUSSION:**

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**Orientation Meeting:** Jim stated he was going to have an orientation meeting with all HOA directors on March 24<sup>th</sup> 7pm in Clubhouse Craft room. To go over what all should become familiar with. By-laws, FS 723, Rules and Regulation of village, Prospectus etc. The next class wasn't scheduled until November of this year and that doesn't fulfill the 90 compliance for directors. Once elected to BOD directors have 90 days to complete. There is a compliance certificate form that will be completed once orientation class is completed. Jim asked BOD for approval of orientation meeting. All were in favor by show of hands.

**REORGANIZATION MEETING:** Jim brought up the importance of the reorganization meeting on March 29<sup>th</sup> at 7pm in Clubhouse Craft room, for all new directors and present directors staying on the BOD. This is where we as a Board decide whom will take which office. It is at this meeting the Confidentiality form will be signed by all new directors and kept on file.

Jim asked for motion to approve the Reorganization meeting. All in favor with show of hands.

**VILLAGE MANAGER MEETING:** Rebbie went over what was discussed at meeting on the 10<sup>th</sup> of February. She and Jim attended along with Susan manager. Main two topics were overnight parking unsafe parking on streets affecting other HO. Also discussed was letters going out to HO to clean up carports/ yard etc. Also to those that the Community Beautification Committee had cleaned up and now some HO aren't keeping up what was done for them.

**OPEN DISCUSSION:** Julie asked about night security do we HO have to pay. Rebbie informed all that the night time security was complete. No longer taking place. Jim did interject that according to our contract that if we request longer security hours it would be at our expense.

Julies brought up about broken gate. Jim also stated that if gate broken for over 12 hours without security coverage, COVE has to provide coverage during the time gate is down. Julie asked who you call after hours. Rebbie stated call Emergency number.

Rebbie asked for any further questions or concerns from HO. Reminded HO to let Board know of any issues/concerns that can be brought up at the Village Monthly manager meeting.

MEETING ADJOURNED AT 745 PM Leslie 1<sup>st</sup> motion, Pam 2<sup>nd</sup> motion and all in favor by show of hands.

**NEXT MEMBERSHIP HOA MEETING MARCH 15<sup>TH</sup> AT 7 PM AUDITORIUM**

**NEXT BOARD MEETING APRIL 1<sup>ST</sup> 7PM CLUBHOUSE**

March 11, 2021

Secretary Pamela Bentz