

CAMELOT LAKES VILLAGE HOA
BOARD OF DIRECTORS MEETING

MONDAY MAY 5, 2025

Clubhouse card room

Call to order- 6:34 pm Pam Bentz - 23 members attending

Pledge of allegiance- Glenn Addis

Roll call-Pam Bentz, James Cole, Phyllis Kenline, Keith McManus, Gail Reichert, Denette Groff, Glenn Addis

Pam Bentz made announcements

Connie Flannigans resignation, Glenn Addis new Vice President, Phyllis Kenline now active member, James Coe new Treasurer and Keith McManus head of FMO

Alternative can be chosen later

Agenda Additions/Approval- Glenn Addis, Gail Reichert

Secretary Report – Motion to wave the reading requested by Denette Groff. Pam Bentz motioned, Keith Mcmanus-2nd the motion

Treasurers report- Pam Bentz- see attached report

Committee and group reports

Communications- Phyllis Kenline-delivery new residence packages and a note wil left on the door if not home.

Finance Committee -Pam Bentz- Audit of our books are in order. 2 receipts that were missing were found be Connie Naber

HOA insurance-Pam Bentz- insurance went up From \$4700-\$6700. Looking into new insurance companies

FMO- James Coe- announced it was \$30.00 to join, left flyers on tables for all to read on the Application to FMO, Hurricane Preparations, Watchdog, 10 Reasons to join, Urgent calls and Future HOA in Florida rights.

Membership- Phyllis Kenline-total members 286/ goal 400 to beat 334 from year 2022.
Email blasts are in progress so everyone can receive insights.

Special Events-Gail Reichert- working on summer events

Policy and Procedures- on hold

Veteran affair committee- nothing discussed.

OLD BUSINESS-James Coe, Compliance Officer- street lights are being repaired, went on a 2 hour ride along with Charles to go over complaints. Gave a list to management with pictures. Thanked Charles for his help.

NEW BUSINESS-

Pam Bentz stated we need members to go into negotiations showing our support.
Announcement made that you must be a member to attend BOD meetings. We will be checking membership starting at the next meeting.

April VMM meeting- Mike Rosenhagen did attend, notes attached. Next meeting June 10.
Tags to go on doors when work order completed, sprinklers will not be on since lake is too low.

Auditorium to be open soon. Will have the next meeting in the new auditorium.

OPEN FORUM:-

Nancy lot #218- she's contacting health department and filing complaints with other people about conditions in the park. Why is there no money to repair things if we are paying rent. Complaints were the laundry room, sprinklers, pool, and electric boxes.

Pam Bentz responded- its an ongoing issue but being worked on. Asked for her pictures of the complaints and the reports she has filled.

Karen lot # 206- What does HOA insurance cover? Are we a National group like National Homeowners Association? During negotiations we should discuss trees. What is going on with individual home repair?

Pam Bentz responded that BOD members can be sued so we need it. Looking into new companies that might be less expensive. Mike states the stumps are our responsibility but will investigate the budget. We now have an \$80,000 budget for trees. Negotiations Committee will have a survey to all HOA members on what they would like to see during negotiations. We can get a copy of last contract from Susan. Keith will investigate the National Group. We cannot answer on the home repairs. Permits turned in are in a waiting process and those people that haven't turned the paperwork in to the park in could be 6 months to a year to legally take the houses.

Jim Dempsey lot# 533- What's going on with the dog park? Been closed for 3 weeks and no work to be seen. Asked Lauren and she said they are working on the irrigation. What's going on with the irrigation system, can't we hook up to city water and what's going on with the wood fence. There is a stump sticking up and is a trip hazard. Why are there still homeless in the park? Can we see Coves financials?

Pam Bentz replied- will check into the dog park. Asked him to put in a report on the stump since he knows where it is at. Fence is being worked on to get it down by the HOA. More details to come. Connie Flannigan is still working on the homeless situation and no we cannot see financial records.

Frank lot# 356- he is a certified pool tech and states they do not correctly test the pool. He knows Florida law and is going to ask Susan if they are licensed to tests themselves. He also states the chemical levels in the pool are way too low, the signage is wrong and the pool rules are stated wrong.

Pam Bentz response- Jimmy Coe will meet with him on this issue.

Keith asked about the ORP testing system and Frank says its not adding chemicals as needed.

James Coe also stated today's pool testing was done wrong.

Pam Bentz stated that we are very passionate about our park and would like to get it back to the way it used to be. Sprinklers have been a long on-going issue but we are trying!

If everyone keeps a copy of the work orders you turn in, we can track them and follow up. We need a paper trail!

Vinnie lot# 218- 203 form states we can withhold payments of rent.

Charles OHara lot # 441- Pool condition- algae growing in the pool, he wants to scuba dive and clean it. Parkway lights need repaired, brown fence need torn down, stuff being thrown in the lake why is maintenance not cleaning it up.

Keith McManus replied- he is working on the fence to be torn down.

Pam Bentz replied- we have asked Susan but get no real answers.

Adjourned: 7:46 pm