

CAMELOT LAKES VILLAGE BOD MEETING MINUTES FEBRUARY 1, 2024



Meeting called to order: at 6:30 pm in Camelot Lakes Clubhouse per Mike Bond President

Pledge of Allegiance initiated per Mike Bond and all present stood to recite

Agenda Additions/Approval: No Additions noted motion to approve agenda and all in favor.

Roll Call: Per Mike Bond. Present Gail Reichert, Dave Warta VP, Mike Bond Pres., Victoria Stewart Treasurer, Mike Baffone. Mary Santiago excused and Tony Lombardo absent.

Secretaries Report: Reviewed and approved January 4, 2024 minutes. Mary S. sent out via email to all BOD. Victoria S. motioned to approve and Gail R. seconded. All in favor.

Treasurers Report: January 4, 2024 reviewed by all BOD as well as annual budget. Mike Baffone motioned to approve and Dave W. seconded. All in favor. Report attached.

Committee Reports:

- **Finance Committee:** Victoria S., went over FC minutes / meeting held on January 25, 2024 Current Annual Budget discussed and copy attached. She informed all of 20% increase for Insurance and 10% increase for PO BOX.
(Mike Bond reiterated that budget and Treasurers reports are not placed on Website.)
- **Communications Committee:** Dave W. stated nothing to report at this time. Mike Bond did mention that the new committee will address the website as it needs updating.

- **FMO:** Dave W. mentioned that FMO has been working with Legislature to pass a bill concerning Care givers living within the mobile homes. Bill should pass Midyear. There is also a major class action suit about the larger companies that own Mobile home parks in relation to the owners using a marketing service to get information on home owners. Dave W. stated he will continue to watch report back, as we want to try and limit big companies that own these parks on acceleration Rent increases.
- **Membership Committee:** Gail R. stated 53 new members to date not including the memberships taken as this meeting. She also asked for someone to step up and take ZONE 5 membership drive and needs assistance on Whitehaven. Mike and Patti Bond to complete Whitehaven and Pam Bentz Lot 358 to take on ZONE 5. Gail also stressed to those going out and collecting membership to inform them how important it is to have an HOA. Mike Bond reminded all that during last negotiations that Cove wanted 9 1/2% increase for all three years and team negotiated for 7, 5.5, 5% plus extra items such as Tree trimming budget to 80 thousand dollars annually. Camelot East and other parks only got one year contracts. This is not good. If anyone needs support or help with membership drive please notify BOD
- **Veteran's Affairs Committee:** Mike Bond reminded all of Vet Coffee on Monday the 5th and Lunch on the 13th at POP's restaurant in Venice. Putting together the first 28 pictures for Veterans wall.
- **Special Events:** Patti Bond went through details of March annual membership meeting and dinner. Will need to get creative with tables and chairs to fit all in Clubhouse (approx holds 120) Meeting will be first and Dinner following. Outside foyer will be designated for dinner seating.
- **Bylaws Committee:** Mike Bond mentioned two items to be voted on at March meeting in regards to Bylaw changes. 1. Director total from 9 down to 7.
2. Communications chair person does not need to be VP it can be another director chosen by president for that position.
- **Nominations Committee:** Victoria S. Announced the 5 applicants for the 5 open positons. Mike Bond, Mary Santiago and Tony Lombardo are reapplying and Pam Bentz, Phyllis Kenline also put in applications Being that there are only 5 applicants and 5 openings as explained by Mike no elections needed at this point unless others come forward at February 19, meeting. No further

applicants taken after that date. That is official closure date. Mike reminded all that you need to vote in person or by proxy vote. Jim Clark Lot #307 asked for verification on members vote for Directors and Directors vote for the 4 officer positions and Mike went into explanation of that and when it takes place.

- **Election Committee:** Mike Bond stated in past that Paul Dibona has taken the Chair position. He will contact Paul and see if he still would be handling elections this year, and report back.
- **President's Comments:** Follow up to past questions from residents **1.** Street Lights: 9 of the ones that need new lights also need to be rewired. He also informed all that FPL does not take of lights in the village any more. It's all handled by management. **2.** Mike discussed Pool lift possibility at large pool, and ADA guidelines etc. **3.** He also went over anticipated timeline pool, kitchen, bathrooms at Auditorium and stated most to be completed by 2025. Bathrooms not necessarily in that timeline. He spoke about Title 2 pertains to Public property and Title 3 to Private property. **4.** If anyone has a tree trimmer they were happy with please forward that information to BOD as Bod would like to check on possibility of volume trimming as a discount? Jim Clark Lot #307 stated speak with Gus one of the courtesy guards.
- **OPEN FORUM:**
- **Jim Clark #307** stated he has several questions from residents that share and ask questions but don't come to the meetings.
 1. Asked if small pool will be ADA accessible and Mike Bond stated only one of the 2 pools need to be. More discussion on lift chair and since none has been in place none will be placed as per ADA Rules and regulations.
 2. How are they tagging the lights that still need repair? Mike stated he rides around weekly and lets office know of any new issues otherwise they are aware of all lights that need repair at this time and again it's a bigger job due to underground rewiring.
 3. Does Cove negotiate with all parks at one time? The answer is no all are individually per park.
 4. Can literature be sent out to residents who don't make meetings? Mike explained that there are 2 meetings per month, a HOA newsletter goes out monthly, HOA website and Pam reminded all HOA binder in Library with past minutes etc. in binder. Susan has a "Scoop meeting" once a month. HOA will also hand deliver Newsletter or minutes if resident can't physically make meeting or have computer access. There is so much out there and those negative few on FB need/should come to a meeting, any

meeting and actually get the information. They can also email HOA and Director will email them back.

5. What is the BOD thoughts on BOD (directors) going to Susan's home for BBQ? Is that OK? Mike answered absolutely not and asked the BOD if any of them had. All stated NO.
6. Susan leaves on certain days and goes to Husbands Park to work there. Several BOD and Patti Bond stated she had to drive him everywhere for a while after his major operation. Plus, her husband was here assisting our maintenance with sprinklers as he use to work here and new system. Was showing them the ropes.
7. Can we leash our dogs? Answer is NO per Rules and Rags page 10. Also barking dogs brought up by **Pam Warta #272**. If persistent can make a complaint as per Rules and Rags. Page 10 However recommend speaking to dog owner first they might not be aware of dog barking if they are at work. Rules and Regulations are located on HOA Website. Majority of above questions asked per Jim Clark representing other HO, unless otherwise stated.

MEETING ADJOURNED at 7:31pm

Respectfully

Pamela Bentz / filling in for Mary Santiago Secretary

2/3/2024