

**CAMELOT LAKES VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING, CLUBHOUSE CARD ROOM**

*January 6, 2022*

**Call to Order:** *President, Pam Bentz called the meeting to order at 6:30 PM with 32 members in attendance.*

**Pledge of Allegiance:** *Lead by Jim Erceg*

**Roll Call** *by the Secretary, Mary Santiago, Tony Lombardo, Director, Patty Wells, Director, Pamela Bentz, President, Mike Bond, Vice President, Jim Erceg, Director, Sal Naimo, Director.*

**AGENDA: ADDITIONS/ CORRECTIONS** *With no additions or Corrections Motion to approve by Jim Erceg & Mike Bond. ALL IN FAVOR*

**SECRETARYS REPORT:** *Mary Santiago*

*Minutes from previous meeting 12/2/21 (and are attached), Motion to approve made by Sal Naimo & Patty Wells to accept as read. ALL IN FAVOR.*

**TREASURERS REPORT-** *Pam Bentz*

*Pam informed the Board of Cherlylee Wrights resignation and that she would be acting as Treasurer. Report was given to the Board and are attached to these minutes., Motion was made to approve by Mary Santiago & seconded by Jim Erceg to accept as read; ALL IN FAVOR.*

**COMMITTEE REPORTS:**

**COMMUNICATIONS:** *Mike Bond*

*Encouraged the HOA Committees & Membership to participate with articles for the Insight Newsletter. Inclusions should be received before the end of each month.*

**BY-LAWS** - *Jim Erceg*

*The committee has had several meetings at which time the entire By-Laws, last re-stated, effective 3/16/21, were reviewed for the purpose*

of determining whether significant amendments should be considered. Attached to these minutes. Are a list of substantive amendments which the committee has unanimously recommended. (See Attachments) Motion was made by Jim Erceg to approve and seconded by Mike Bond. ALL IN FAVOR

#### FMO - Jim Erceg

An Explanation was presented concerning the need for new membership in the FMO. Presently our numbers are only 25 within CLV.

#### NONMINATING - Jim Erceg

We currently have 4 open positions to fill with the upcoming elections. The committee consists of Rebbie Jeanet, Jean Bell, Bernie Clark & Jim Erceg.

#### MEMBERSHIP - Tony Lombardo

The need to recruit new members into the Association is a priority at this point in our calendar year. As it stands now, we are at 82 new members. The membership volunteers will be going in full swing, door to door this weekend. Membership total needs to be at 50% +! Homeowners in order to negotiate.

#### SPECIAL EVENTS - Mary Santiago

A budget not to exceed \$1000.00 was requested for our Membership Dinner to be held on March 21, 2022. Motion to approve Mike Bond Seconded by Pam Bentz. ALL IN FAVOR.

Also included in this report was the financial status of the Basket Raffle with positive results. (As Attached)

#### VETERANS -Sal Naimo

The Chairmen explained his dismay for the present placement of the Flags placed at the auditorium with no room for the original planned memorial as discussed when this committee first laid the

plans. The President explained that this is handled by Cove and not the management.

### RECYCLING - Mike Bond & Tony Lombardo

The door to the bin had been repaired today and on 1/7/22 they will be dropping off items. The community has been using this recyclable unit for additional items unrelated to Aluminum recycling. It was recommended by both Chairmen that this program be discontinued. A Motion was made by Mary Santiago & seconded by Jim Erceg to Discontinue this program. ALL IN FAVOR

### FINANCE COMMITTEE- Pam Bentz

Discussion for the Budget 2022 is set to be held on January 11<sup>th</sup> at 11AM with committee members, Don Wise, Denise Jones, Tony Lombardo. Time and location to be announced.

### POLICY & PROCEDURES; Pam Bentz

The Committee met on 1/5/22 and have been working diligently. Copies of Proposed changes were given to the Directors to read through and get any changes to Pam by the February 3rd BOD Meeting. If any changes incur, they would be corrected and up for approval for the BOD meeting in March.

### WEBSITE- Bernie Clark

All inclusions have been placed on the CLV/HOA Website.

### PRESIDENTS COMMENTS.

Madame President explained she was at the end of her 3-year term and would not be seeking re-election at this time. (Copy Attached)  
There are now 5 openings on the Board come election time.

### OPEN FORUM

LOT #3 Pat Whitney questioned membership numbers and concerned if new homeowners will be approached.

LOT#492 Don Wise All his Cul-de-Sac have been completed for membership.

LOT#408 J. Foalmer - Lights out- FPL

LOT #125 Jean Bell- FPL was called but the gate code did not work.

LOT#399 Julia Gonzales questioned is the pool being fixed& when? Also, intruders on the property.

LOT#214 Mary Santiago verified intruders on the property & management made aware.

LOT# 321 Patty Wells also lights out and do the guards notify?

LOT# 411 Anna Craig Swans are walking in the street & hoping that people observe the new "Slow Down" signs.

LOT# 203 Tony Lombardo uber picking up rides and piggybacking at the gate.

LOT#214 Joe Santiago pictures taken of intruders for possible placement at the guard house.

LOT# 416 Mike Bond Rumors and Propaganda. HOA dues are not every month that is your Lot rent. HOA represents you the homeowners in negotiations if we do not have 50 % +1 in collected HOA Dues, we cannot negotiate with management.

Motion to Adjourn: Mike Bond & Tony Lombardo

**ALL IN FAVOR**

Meeting Adjourned: 8PM

Respectfully Submitted

Mary Santiago- Secretary

Next Meeting: Informational January 17<sup>th</sup>, 2022 6:30 PM

Next Board of Directors Meeting; February 3<sup>rd</sup>, 2022 6:30 PM

