

# CAMELOT LAKES HOA BOD MEETING

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MARCH 7, 2024 CALLED TO ORDER BY MIKE BOND AT 6:30 PM - 18 members present 6 were BOD

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## Pledge

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Mike Bond led all in the Pledge of Allegiance

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## Agenda

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Mike Bond stated he posted Agenda on Bulletin board in Clubhouse. Asked for any changes or additions. First motion to approve agenda by Victoria Stewart and seconded by Gail Reichert. No further discussion and all were in favor by show of hands

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## Roll Call

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Mary called off all present: Mike Bond, Dave W., Victoria S., Gail R., Mike Baffone, and Mary S. Quorum was met.

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## Secretary's Report

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Mike Bond previously sent out minutes from February 1, 2024 to all BOD to review. Motion to approve said minutes Motion to accept 1<sup>st</sup> by Dave W. and 2<sup>nd</sup> by Victoria S. No further discussion and all in favor by show of hands.

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## Treasurer's Report

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Victoria went over February 1, 2024 (see attached) Motion to accept report 1<sup>st</sup> by Mary and 2<sup>nd</sup> by Gail. No further discussion and all in favor by show of hands.

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## Committee Reports

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### Committee reports

- **Communication:** Dave mentioned nothing to report at this time. When new committee commences after reorganizational meeting sometime. First item to address will be the Website updating etc.
- **Financial:** Victoria went over projected Budget for 2024-2025 and went over increases and changes etc. Several increases with PO Box 10% and Insurance 20%. Under heading of expenses mentioned change category to Misc. or training. Mike mentioned monies allocated for Expenses is \$8385.00 and for Income \$6650.00. Motion to approve Budget 1<sup>st</sup> by Gail and 2<sup>nd</sup> Dave. Motion to carry the budget. All in favor by show of hands Mary brought up good question as to why 2024-2025 budget is approved now instead of after new BOD is decided. Mike stated it's been done this way and we can address later if that needs to change. Mike did reiterate that the finances are not published on the website. To prevent anyone from trying to get into accounts.
- **FMO:** Dave gave run down of the two bills that have been approved but not in process yet. One is about caregivers that they will not be considered a resident. Dave also mentioned about the Tie Down program that was extended another 10 years. Mike stated that back in 2018 or so park received tie downs. Plus on list now and they will notify him or office as to when they will be in park. He states if you had another company do your tie downs do not apply. Mike will put out notice when he hears anything.

- **Membership:** Gail stated 230 + have signed up for 2025. Number needed is 255 and Mike reminded all that year ending 2024 there were 283 members. Need to get those numbers up!
- **Special Events:** Mike reminded all about upcoming Annual Membership dinner on March 18, 2024. For members only. Must have a ticket. Doors open at 5 and meeting starts at 5:30. After meeting a hot Entrée will be served with sides and you can eat here (anywhere in clubhouse) or take home. 113 HOA members have signed up already.
- **Veterans' Affairs:** Mike spoke up as Tony excused. Next Tuesday the 12, 2024 is luncheon at Skilletts. Ongoing frames and pictures Approx 20 ready still working on getting better pictures for some of the vets.
- **By Laws:** Mike briefly went over the by law decreasing the number of directors from 9 down to 7. If you will not be at the March meeting please put in your proxy and ballot. Must have proxy from all active members to obtain quorum which is 30% (roughly 80 residents)
- **Nomination:** Victoria read off the 5 applicants. Mike Bond, Mary Santiago, and Tony Lombardo are applying for another 3 years. New applicants are Pam Bentz and Glenn Addis. No Election needed for Directors as 5 openings and 5 applicants. Motion to accept all 5 applicants 1<sup>st</sup> by Mike Baffone and 2<sup>nd</sup> by Dave.
- **Election:** Mike had not met up with Paul DiBona, however felt he had all the volunteers he needed or he would have contacted Mike.

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## PRESIDENTS COMMENTS

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Mike went over several follow up items. 1. Auditorium update, there was Asbestos and the Abatement of that will start next week and take a week or two. After that is completed the Renovation can start. 2. Street lights are continuing to be repaired. Please do not remove any yellow tape. That alerts the contractor which one need repairing. 3. Rumor that park is being sold. That is not correct. Two people, David Knapp and Colleen Edward have retired and the Equity group Montgomery Street Partners bought out their shares of the company.

Interim person for David Knapp is Murray McCabe. President is Michael Hawkins and COO Richard Cassara Cove is still the operating entity. 4. Mike mentioned he subscribes to a site that ALERTS you of crime in your community. There have been 3 separate drug/alcohol incidents over by Burger King and the Hotels off of Clark. Recommended not to go to that area at night time. Nothing else noted. 5. a lot of discussion about work orders. Some work orders had been placed and some not. Need to place a work order if you want problem fixed. 6. For Pam and Glenn, HOA pays for it, a class needs to be taken that goes over all material one should know when becoming a Director. He also recommended obtaining the written material as well. List of upcoming classes: March 16- 1-5 pm, April 15 10-2 pm, May 7 1-5 pm, pay for class and submit invoice to BOD for payment.

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## OPEN FORUM

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- **Teri O'Sullivan Lot 467:** I have turned in 1-2 work orders on my sprinklers. What is time line as to getting them repaired, or when should I notify office again. Mike stated make sure you get copy of forms you turn in, but you did correct thing in turning in forms and alerting the BOD of issues. Will

look into it also, could place another request on line as you get an email back stating they got your request. Then you have a copy.

- **James Vones lot 238:** I have turned in 14 requests/forms since last July. This needs to be addressed and this has gone on way to long. Stated frustration with BOD and office not addressing this ongoing issue.
- **Teri** asked about the sprinklers on Blue tooth and what does that mean. Mike informed all that it controls the sprinklers and interfaces with a tablet. Mike also brought up that he is working on getting a team together with maintenance etc. to test all sprinklers. Want to try and get this resolved, it is ongoing with a system that is as old as this one is.
- **Jim Vones** asked if the BOD was going to do anything for the lady Roma that is turning 102 next week. Teri O. Mentioned she heard from Elaine that a surprise party was happening.
- **Steven Fitzpatrick Lot 103:**
  1. Will pool area be open for dinning at the annual meeting and yes entire clubhouse is available.
  2. Where does it state that you need Insurance for your home? Rules and Regulations or Prospectus. Mike Bond thought it listed in Prospectus. Steven mentioned his insurance went up 9% and does Cove not care about that when they are raising lot fees.
  3. He also brought up "Project Eagle Eye" and Mike stated that he is aware of the FB page and Bob Anderson from Sun Valley that they look into all Florida state Parks. Steven mentioned they advocate on Project eagle eye to list problems with Cove. Mike didn't think you were able to see which park was reporting so take it with a grain of salt. People just like to complain on that page just like here. Steven went onto say there must be something we can do to let Cove know of our issues. Mike reminded all of the VMM meetings that usually take place every month with Susan and BOD. Mike Baffone asked is Susan takes all complaints, suggestions to corporate. Mike Bond stated yes but can't control nor do we the HOA have the authority to expedite funds. Mike Buffone went on to ask can we get actual list Susan send to Corporate. Mike B. Responded with Susan sends all to them. She also doesn't have control over what is funded.
  4. Steven asked Dave if we can get copies of bills. Dave stated he would place on Website. Dave also stated that there are only 22 FMO members here in park and most of them are on the BOD. Pam Bentz Lot 358 reiterated that FMO is all about numbers as is the HOA. MORE members is important.

Further discussion on legislature, rent control, concern for the seniors in the park and increasing costs.

Mike mentioned he has zoom meetings with 14 other Cove communities and several are in negotiations and some are coming up. The most recent like Camelot East only got a one year contract. This is not good for any of us. He went onto say that when you have companies like Cove that are so large. When they research CPI they are researching their own parks and justify the increases. When you have a monopoly like that it is bad for us! Need to change the laws!

Victoria asked cost of Lawyer at last negotiations and total was about \$7000.00 dollars. WE can't keep affording that if we only get a one year contract.

Mary brought up that the Green cover at maintenance yard Mike Bond pushed for a new one and now its green and Brown.

Teri O asked about the Handicap chair. Mike Bond stated no request put in. However if it does it will probably go in Small Clubhouse pool as shower is Handicap accessible.

Mike Bond asked if any further questions. No one responded.

**Motion to adjourn meeting 1<sup>st</sup> motion Dave and 2<sup>nd</sup> Mary**

**MEETING ADJOURNED AT 7:45 PM**

Respectfully Submitted Pam Bentz sitting in for Mary Santiago Secretary

3/8/24