



Camelot Lakes Village HOA "Insight"



2021

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Director's Message

Happy Holidays to everyone. With the holidays, brings stress. Lessen that stress by attending one of the many activities happening here in the Village this season. So many different activities planned. It's a great time to meet your neighbors and find out what you have in common. I bet you find someone from your home state! We are an eclectic group of people here and that's what makes us so much fun.

Also, find out what's going on by attending a BOD meeting on the 1st Thursday of each month. 2022 is an important year. We will be filling 3 Board positions and it's also a negotiation year.



The Camelot Lakes Village BOD would like to wish all our members a very Merry Christmas and a Happy New Year!



Basket Giveaway

Introducing our last basket Give-Away for the year
And it's the very best one yet!
 Full of fabulous gift cards, plus a bonus vacation!
 Value is \$8000

For every \$5.00 donation,
 you will be entered 3 times into the drawing to win this
 years' worth of gift giving.

All proceeds go to Special Events for members and the
 community

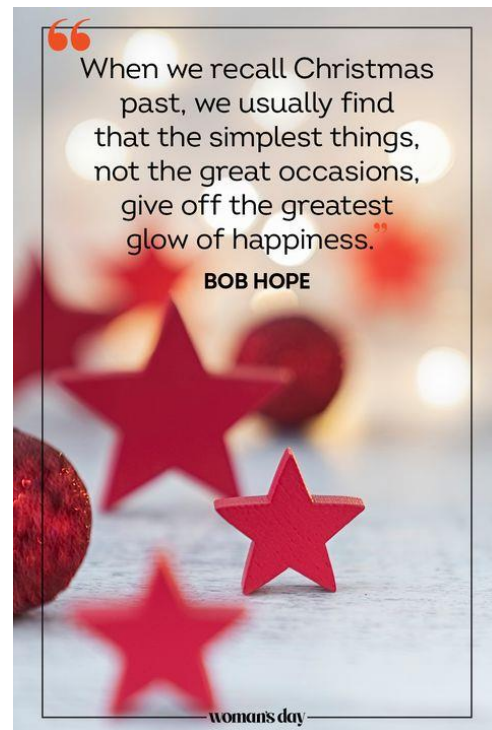
Lucky recipient will be named at the
 New Year's Eve Party
 December 31, 2021

Accepting donations at HOA meetings, Village Office, 1218
 Chatham Lake Drive, Kennesaw, GA 30144
 OR BY CONTACTING Village Manager or Park Director online



“When we recall Christmas past, we usually find that the simplest things, not the great occasions, give off the greatest glow of happiness.”

BOB HOPE



womans day

Board of Directors

Pam Bentz President
pb.hoabod@gmail.com
952-270-5261 - 941-921-0888

Mike Bond Vice President
mb.hoabod@gmail.com
618-746-7433

Mary Santiago Secretary
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941-922-9064

Cherylee Wright Treasurer
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Tony Lombardo Director
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Sal Naimo Director
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941-922-4088 – 941-809-5766

Patty Wells Director
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386-453-4821

Jim Erceg Director
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941-924-1749 – 518-796-3664

Nominating Committee The Committee is currently being formed with the objective of identifying Members who may be interested in being considered for election to the Board of Directors at the March 21, 2022 Annual Election Meeting. There will be at least three vacancies to be filled for three-year terms on the Board at the Election Meeting. Prospective candidates are required to complete application forms, which can be obtained from any of the Officers and Committee Chairman Jim Erceg and also provide resumes.

The benefits of becoming a Director include in-put with respect to decisions regarding HOA activities, in-depth knowledge of HOA operations and the opportunity to have your opinions considered by the HOA Board. Director obligations include attendance at approximately ten Board meetings, two Membership Meetings, eight to ten Member Information Sessions, becoming familiar with relevant Florida law re. HOA's, agreements between the HOA and Ownership, as well as HOA By-Laws, and service on one and possibly more HOA Committees.

The effectiveness of the HOA depends upon securing a full Board of nine Directors who are dedicated to furthering the interests of all the residents in Camelot-please consider volunteering.

Federation of Manufactured Homeowners of Florida (FMO) FMO membership limited to owners of mobile homes in Florida Mobile Home Parks where, (a)the homeowners only own the mobile homes, (b) all of the land and other facilities and amenities are owned by a separate entity and (c) the homeowners rent the land and facilities, etc. from the park owner. The Florida Legislature recognized that allowing landlord and tenant laws to govern the relationship between the homeowners and the independent organization was inadequate to protect the homeowners and to a lesser extent the park owners. Florida Statute 723 was enacted in 1984 to govern all aspects of the relationship, rights and duties of both parties to the exclusion of any other laws. Thereafter, park owners established an independent organization to represent their interests in Florida and homeowners formed FMO so they could collectively bring their concerns to Florida Legislature and the Department created to oversee these types of parks and enforce 723.

During the past couple of decades ownership of these parks throughout the country have increasingly been condensed into large multistate corporations, with very substantial financial resources whose main object is to maximize the financial return to park owners. FMO can only succeed in helping to protect the rights of homeowners if a very large percentage of homeowners pay the \$25 annual fee (sole source of income) and actively participate in the operation of FMO. Membership application forms can be obtained from Camelot HOA/FMO representative Jim Erceg or any of the Directors. The benefits of membership include bi-monthly newsletters, attendance at various FMO sponsored workshops, legal opinions from FMO council, FMO lobbying the legislature and it's committees to support legislation further protecting homeowner rights and, to a limited extent, HOA access to forms, instructions, etc. provided by FMO.



The Special Events Committee was proud to work with Cove in honoring our distinguished Veterans. Thank you to all that participated in the parade. Your support means a great deal. Right now, we have 90 veterans in our community. These are a few of the photos from the Veteran's lunch. Congratulations to Bill Fieberg. As a Korean Veteran, he was awarded the military quilt handcrafted by Gail Reichart.



Special Events wrapped up the year with several great events. All under budget! Our next event to look forward to will be the Membership Dinner. Stay tuned for details.