

# CAMELOT LAKES VILLAGE HOA

## INSIGHT DECEMBER



**2025**

### FROM THE BOARD OF DIRECTORS

✚ HOA President – Glenn Addis

Happy Holidays to Everyone. What a wonderful time of the year. Please take time to wish Happy Holidays to all residents as you run into them. That little gesture can mean a lot. Our next board of directors meeting is on December 1st in the Clubhouse. The meeting is open to all HOA members and will start at 6:30PM. Now is the opportunity to mention any concerns you have about what's happening in our park. It's also a chance to meet new board members and learn their plans to improve the park. We will be able to go over the questions that were brought up to management last month and discuss their answers. I do know that a huge issue is the phone directory. Management put out a questionnaire about three months ago that was to be returned by all residents who wanted to be in the directory. Only 144 people responded to the questionnaire. Since the response was so low, no directory was printed. There were many reasons that the response was low. A lot of people told us that they never saw the questionnaire or that they did not realize what it was because it was lengthy. We requested the office to provide a brief sheet with three or four questions for us. This will be done by this week and can be picked up at the office or requested online. The form **MUST** be returned no later than the 15th of December in order to be included in the new directory which will be produced in January. **PLEASE** make this a priority so that we can get a directory as soon as possible. We also have been told that the sprinkler system is totally repaired, and all should be working at this time. If your sprinklers are not working, you must put in a new work order and they will be looked at individually. Previous work orders will not apply. Another item that I would like to bring up is the lights on the pickle ball / tennis courts and the shuffle ball courts. If you are playing shuffle ball, please do not turn on the lights for the pickle ball courts, only turn on those that are needed. I also see all the lights on when no one is playing in any of the areas – is there a reason for this or is it just because someone wants to waste electricity? Remember, put equipment back when you have finished using it so it will be available for everyone when needed. Your board is here for you so let us know if we can help you. Glenn Addis – 954-336-9341

#### ✚ Membership Committee - Phyllis Kenline

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A New Resident Meeting was held on November 18, 2025; Betty Blocksom and Susan Stewart represented the HOA and shared information about “What the HOA Does for You”. We are happy to welcome new homeowners to the community! Remember the next HOA member meeting is December 1, 2025 at 6:30pm in the Camelot Lakes Clubhouse! We currently have 314 HOA members! If you have not joined the HOA.... please consider doing so! You may contact any of the HOA Board Members if interested! Thank you!



#### ✚ Negotiating Team Chair – Pam Bentz

##### NEGOTIATIONS UPDATE:

Attention Residents. November 18, 2025 the negotiations team sent counter proposal (#3) to Cove. They are presently negotiating with 5 other Cove properties. We have mentioned the lack of park maintenance with upkeep of buildings, sprinkler systems, no laundry room etc. They are aware of the many things that need repair and upkeep. Our HOA Compliance Rep.; who takes pictures have been given to the COO; Dawn Rumpf, Mike Rosenhagen; VP of MH Operations and Susan F.; CLV manager. As of November 20<sup>th</sup>, we did receive a proposed counter from Cove and are working with them to HOPEFULLY have a signed contract soon. We can't say anything at this point as details still need to be worked out and until CONTRACT IS SIGNED BY COVE AND NEGOTIATING TEAM. Please do not spread rumors that we have a CONTRACT. As stated, we MAY have one soon. Come to our next BOD meeting on December 1<sup>st</sup>, 2025. Hopefully we will have information to share. Fingers crossed and lots of prayers, we can get a good reduction in the proposed Lot fee increase.

Negotiations team: Pam Bentz, Bernie Clark, Glenn Addis, Phyllis Kenline, Keith McManus and Rebbie Jeantet.

#### ✚ Communication Committee – Phyllis Kenline

Camelot Lakes homeowners are the **positives** of the community! Reach out and share if you know someone is in need of assistance.... we have a multitude of helpers in the community! We continue to work on updating or correcting emails.... we want our members to be informed! **If you are not receiving emails, please check your spam folder!!** **Contact [pk.hoabod@gmail.com](mailto:pk.hoabod@gmail.com) to update or add your email addresses.**

- ✓ I am always excited when a homeowner has a question and we are able to assist with an answer! Recently I was asked how you would preserve a WW II flag. Using our Veterans committee resources, it was recommended the individual look on Amazon; as they have several options to preserve the WW II flag. I am thankful for the homeowner that asked the question as well as our resources!
- ✓ I have been researching opportunities for the community. This is the response that I received from: Saving Our Seniors: “Thank you for reaching out but so much Has changed. We have reduced our free markets due to funding we now have a produce store in St Pete and take a truck out but seniors have to use their benefits or funds unless your company wants to pay for the food for them.” Previously Saving Our Seniors was able to bring a fruit/vegetable truck to the community.



Veterans Group note --- Dawn James

Let us not forget December 7th, Pearl Harbor Remembrance Day.

**“A day that will live in infamy” President Franklin D. Roosevelt.**

December 10 - Veterans Luncheon at Skilletts at 11:30. Remember to sign up in the clubhouse and indicate if you need a ride. Be at the clubhouse on the luncheon day by 11:00 to “catch” a ride!

December 13th - Happy Birthday U.S. National Guard

December 13th - Wreaths Across America

If you would like to donate \$17.00 to purchase a

Wreath, please go to [Sarasotawreaths.com](http://Sarasotawreaths.com) and follow the prompts.

A big Thank You to all who helped out for the November 11 Veterans Day luncheon.



Special Events – Gail Reichert, Patti Bond

Membership Dinner is in March of 2026. This is for “members only”. Your membership is good until the end of March. Tickets will be given out at the February Informational meeting. More details to follow in January Insight.

**Veterans Affairs attached as flyer—please continue reading!**



FMO – Keith McManus

The state assembly will be held on December 2nd and 3rd. The first day’s agenda will focus on upcoming legislative actions for the coming year. The second day will focus on elections of the FMO board. Anyone who is an FMO member can attend any or all of the sessions via the website link. I will be asking the board to vote on whether or not CLV should join the FMO Community Legal Fund. The previous Insight featured a link to a YouTube video, explaining the fund. If any members would like to add their input, please inform the board prior to, or at the next meeting. Unfortunately, due to changes in my personal life, I will be announcing my resignation at the next meeting. I will try to fulfill all of my obligations for the remaining year but I cannot continue to serve the community in the full capacity of this position beyond the New Year. I wish everyone a joyous holiday season and good things in the future.



**HOA and ARCHWELL HEALTH hosts food pantry!**

On November 20 your HOA BOD hosted Archwell Health who provided a food pantry available to all residents. This was researched and coordinated by Board Members Phyllis Kenline and Joann Sengpiel. We had a variety of fresh fruits and vegetables, snacks, and beverages available for pickup. The event was well received and we had many residents picking up bags of food for neighbors and friends who were unable to attend. What a testament to the community spirit here in Camelot Lakes. Our thanks to Elizabeth Gies and Mina Pomerleau for their invaluable help with setup and teardown and every minute in between. They were able to receive all the leftover non-perishables to be donated to the homeless initiative they coordinate. Also, we had 3 winners of \$10 gift cards to Dollar Tree for just attending. Archwell has indicated that they would like to do this event on a quarterly basis. Thank you to Kristie Sydorowycz of Archwell Health and Melissa Pooler, insurance broker, for providing the food, drinks and gift cards.



### How to contact the HOA:

**Website:** [camelotlakesvillagehoa.com](http://camelotlakesvillagehoa.com)

**Email:** [camelotlakesvillagehoa@gmail.com](mailto:camelotlakesvillagehoa@gmail.com) (if you are not receiving HOA EMAIL blasts.

**Check your spam.**



**Need to contact Susan Fatzie, Camelot Lakes Manager? The updated email address for Susan is:**  
[camelotlakesvillage@covecommunities.com](mailto:camelotlakesvillage@covecommunities.com)

Mike Rosenhagen - Cove Communities  
[mrosenhagen@covecommunities.com](mailto:mrosenhagen@covecommunities.com)

Cove Communities (855)574-4636  
2999 N 44<sup>th</sup> Street, Ste 200  
Phoenix, AZ 85018



### OVERNIGHT CARAMEL PECAN FRENCH TOAST

2 cups brown sugar	12-14 thick slices French Bread (3/4" thick)
2 TBLS light corn syrup	1 cup milk
12 TBLS butter	6 eggs
2/3 cup heavy whipping cream	pinch of salt
2 teaspoons vanilla	1 teaspoon cinnamon
1 ½ cup pecans; chopped	

Grease 9" x 13" pan. Over low heat, combine the brown sugar, light corn syrup, butter and whipping cream in a medium saucepan. Keeping the heat on low; DO NOT let it boil! Stir constantly until the butter is melted and the ingredients are smooth. Remove from heat and add ½ teaspoon of the vanilla. Pour the warm caramel mixture in the 9 x 13 pan. Sprinkle the pecans over the top. In a large bowl, beat together the milk, eggs, salt, the other ½ teaspoon vanilla and cinnamon. Dip the bread into the egg mixture, making sure each piece is well coated. You want to soak up the mixture with your bread. Lay the bread in the pan, over the caramel and pecan mixture. Cover and refrigerate overnight. In the morning, preheat oven to 425 degrees, remove cover from the pan and bake for 20 minutes, until the bottom is bubbling and the toast is golden brown. Let stand a couple of minutes, then invert on platter. Eat right away. 12 servings

Phyllis Kenline-Camelot Lakes Village Community Cookbook



## **CHRISTMAS NEIGHBOR HOOD CRAWL (AKA LANAI CRAWL)**

We are excited to have our 2nd annual crawl coming up on December 5<sup>th</sup>, 2025, from 5:30 – 10:00pm. We are still looking for HOST homes to showcase their lanai, their carport or home decorated for Christmas. You can choose to serve snacks and/or drinks. Entirely up to the Host or Hostess. HOST HOMES need to sign up with Aly. This way we know which homes will be showcasing their Holiday decorations and maps can be made for residents to follow. The DEADLINE FOR SIGN UP is NOVEMBER 30<sup>TH</sup>. DECEMBER 3rd at 4 pm in CLUBHOUSE (for the Hosts) Shirlee and Pam will have a quick meeting to go over details for the CRAWL.

Shirlee Jones and Pam Bentz



## **Veterans Affairs – Patti Bond**

The Veterans Honor Wall Dedication was held Saturday evening November 15 to a full house. Fifty-two of our one hundred and three veterans were honored with their photos displayed. Another eighteen of our veterans who have passed away were memorialized on a beautiful board hand crafted by Harrison Knapp. The wall is flanked by the flags of all the military branches. It is a spectacular display and you should stop in to see it.

Photos will continue to be accepted for future displays. See information below.



### **VETERANS WALL OF HONOR PHOTO SESSION**

If you are interested in having your photo added to the Wall of Honor sign up!

You can submit a military photo or have one taken. There is no charge.

You will be called when the next photo op will be.

Submit a photo to Patti Bond by text or email.

618-363-4816      blarneygirl73@gmail.com