

CAMELOT LAKES VILLAGE HOA

INSIGHT



2026

FROM THE BOARD OF DIRECTORS

Pam Bentz---Interim President, Treasurer, Jack of All Trades

February BOD meeting to be held in the Clubhouse at 6:30 pm, February 2nd. This is for members only; however, you can join the HOA at the meeting. **For new members only, you can join now and be eligible for the March annual, members only meeting and dinner. (The annual HOA membership fee is ONLY \$20!)** With your annual membership you get 3-free dinners for 2 people. However new members joining now get 4. WOW! What a deal. **Do not confuse the HOABOD annual dues of \$20.00 with Lot Rental fees.** The Lot rental fees you pay to the office. Your annual 2026 membership carries through to March 31st. 2027. We are still looking for one director to sit on the BOD and one Alternate non-voting director as mentioned in the Nominating committee portion of this newsletter. Put your skills to work and join our team. The next VMM (village manager meeting) will be held on Tuesday the 10th at 1 pm. We take your concerns, suggestions, complaints to that meeting and try to get things accomplished. Look at our website for past VMM questions and answers. Quite a bit of information is on our website. Check it out. Those of you that want to be part of the SOLUTION and not remain the complaining negative nellys, put in your application for the BOD and put your skills to work. Help us keep plugging along to make this park SHINE again.



Pam Bentz

The HOABOD needs directors. We have 5 applications at present time and Glenn Adddis will remain on BOD one last year to complete his 3 years. WE are looking for one director and one Non-voting Alternate Director. Please turn in Applications no later than the HOA annual Informational meeting on February 16, 2026. The BOD takes nominations from the floor at that meeting, and all applicants stand up and give a brief summary of "why they want to be on the BOD" Nominations are closed at that meeting. If 7 or less residents apply for positions, no election is held. If more residents apply than available openings and election is held on March 16, 2026, Annual Membership meeting/dinner. Put your qualifications to work and apply for the BOD. Applications are available on our website and at all HOA BOD meetings. Plus, they are located on wall across from Aly's desk. BOD must have application by February 16th and be present at that meeting.

Communication Committee – Phyllis Kenline

The Communication Committee is doing a “bang up job” assisting with the 2026 HOA Membership Drive...THANK YOU!!! The New Resident Orientation was held on January 13 with one new owner who became a member that day!! Camelot Lakes homeowners are the **positives** of the community! It is wonderful to see and hear of neighbors helping neighbors, whether it be taking in the trash cans, taking time in your day to check on them and visit, bringing them a meal or snacks, etc. Love seeing this as we move forward into 2026.... many hands make little work!!! 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.... Thank you, Denise, for all of your assistance!!! We want out 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.**

Membership Committee – Phyllis Kenline

The Membership Committee along with the Communication Committee are hard at work promoting the 2026 HOA membership drive! A strong HOA membership means more voice in the community...join us! We are available in the clubhouse for your convenience, in addition to going door to door. Come to the clubhouse, get a cup of coffee and visit with your neighbors while you are there! **Membership dues are \$20 annually and if you are currently not a member, you can join and receive the remainder of 2025 plus 2026! (we have one more meeting in March with a meal!)**

DATES AVAILABLE IN THE CLUBHOUSE FOR FEBRUARY

February 2 ---- at the HOA meeting (6:30pm)
February 7 (Saturday) — 9:00-12:00p
February 10 (Tuesday) – 11:30-2:00p
February 16 --- at the HOA Informational meeting (6:30pm)
February 19 (Thursday) 11:30-2:00p
February 24 (Tuesday) 11:30-2:00p

Special Events – Joann Senpiel

SEE ATTCHED FLYER INCLUDED ABOUT THE MARCH HOA DINNER!! BE SURE YOU HAVE A TICKET!!



Veterans Affairs– Dawn James

The Veterans Luncheon will be held on February 11th, 2026 at the Toasted Yolk on Tamiami Trail! YUM!!! Be sure to sign up in the clubhouse and if you need a ride, please indicate this on the sign-up sheet! Arrive at 11:00am in the clubhouse to meet your ride.

"In three words I can sum up everything I've learned about life: it goes on". Robert Frost

FMO – Dawn James

The following bills are moving thru the Florida Legislature:

[HB 703 \(2026\) - Mobile Home Park Lot Tenancies | Florida House of Representatives](#)

Florida House Bill 703 (2026) – Plain-Language Summary

Florida HB 703 overhauls the state’s Mobile Home Act to give mobile home owners stronger protections, increase government enforcement, and place new limits on park owners—especially regarding rent increases, payments, and evictions.

Key Provisions

- **Stronger Enforcement**
 - Residents harmed by violations can file complaints with the **Florida Department of Legal Affairs (Attorney General)**.
 - The department may enforce the law and adopt rules, shifting oversight away from self-policing by park owners.
- **Rent Increase Transparency & Limits**
 - Park owners must provide **detailed documentation** (invoices, cost increases, comparable parks, etc.) to justify rent increases.
 - Courts may consider additional factors when deciding if a rent increase is **unreasonable**, including CPI changes, operating costs, abandoned homes, and incentives to new buyers.
 - If services, utilities, or amenities are reduced, **lot rent must be reduced**.
- **Electronic Payment Protections**
 - Park owners may not:
 - Require electronic payment as the only option.
 - Charge fees for refusing electronic payments.
 - Use payment systems that force residents to waive legal rights or collect excessive personal data.
 - These protections apply **retroactively** to existing rental agreements.
- **Dispute Resolution & Mediation**
 - If a party refuses mediation, the other party may file a complaint.
 - The Attorney General must appoint a mediator and mediation must begin quickly.
 - A party that refuses mediation may lose the right to recover attorney's fees.
- **Eviction & Payment Rules**
 - Shortens the nonpayment cure period to **5 days**.
 - Requires Park owners to accept rent payments from third parties (family, charities, others).
 - Rent paid by check is considered paid when delivered.
 - Park rules cannot be used arbitrarily to block rent payments or force evictions.
- **Mobile Home Relocation Assistance**
 - Increases payments for residents forced to move due to park closures or land-use changes.
 - Raises compensation for both relocation and voluntary abandonment of homes.
 - Extends the time for moving contractors to redeem relocation vouchers.
- **Clarifies Duties**
 - Reinforces responsibilities of both park owners and residents.
 - Violations by either side can be enforced by the Attorney General.

Bottom Line

HB 703 significantly **strengthens protections for mobile home residents**, increases transparency around rent hikes, limits coercive payment practices, raises relocation compensation, and gives the Attorney General real enforcement power over mobile home park disputes.

[Senate Bill 594 \(2025\) - The Florida Senate](#)

Florida Senate Bill 594 (2026), introduced for the 2026 legislative session, primarily focuses on expanding the [State Housing Initiatives Partnership \(SHIP\) Program](#) to better assist mobile home owners.

The bill requires counties and municipalities to update their local housing assistance plans to include the following strategies:

- **Lot Rental Assistance:** Authorizes local governments to provide up to **six months of rent** for mobile home lot fees. This assistance is officially categorized as a "home ownership activity" for funding purposes.
- **Park Closures:** Mandates that local housing assistance plans include specific strategies to help residents who lose affordable housing due to the permanent closure of a mobile home park.

- **Repairs and Rehabilitation:** Formally allows SHIP funds to be used for the rehabilitation and emergency repair of mobile homes. These activities are classified as "construction, rehabilitation, or emergency repair" under the program's guidelines.
- **Removal of Funding Caps:** Eliminates the previous restriction that limited local governments from spending more than 20% of their SHIP allocation on manufactured housing. If passed, the bill is scheduled to take effect on **July 1, 2026**.

How to contact the HOA:

Website: camelotlakesvillagehoa.com

Email: 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

Additional email addresses:

Mike Rosenhagen – Cove Communities Mgr. mrosenhagen@covecommunities.com

James Goldman – Cove Communities CEO jgoldman@covecommunities.com

Dawn Rumpf – Cove Communities COO drumpf@covecommunities.com

If you prefer to write a letter: Cove Communities
2999 N. 44th Street, Ste 200
Phoenix, AZ 85018
(855) 574-4636



THE FOOD PANTRY IS UP AND RUNNING!!

Bring your canned goods or dry goods to Clubhouse Kitchen. Please check dates to ensure that no items are expired. Directors of the HOA and its helpers will keep watch over these items.

We are thankful to Susan (manager) for allowing us to restart this program. Please do not bring home made baked goods and place in this area. It is for above named items.



VALENTINE BISCUITS

2 cups flour 3 tsp baking powder 1 tsp salt 6 TBLS shortening 2/3 cup milk

Round up on lightly floured cloth covered board. Knead lightly. Roll or at out about ½” thick. Cut with HEART SHAPE cookie cutter. Place on ungreased baking sheet. Bake until golden brown. Serve piping hot with butter and your favorite jam!

Compliments of Betty Crocker’s Cook Book



AUDITORIUM WI-FI PASSWORD: CoveGuest941 (case sensitive) This information is posted in the lobby and kitchen of the auditorium.

WASTEPRO RECYCLING: contact # 941-557-5040 You have 4 free pick ups for items that will not fit in your trash/recycling containers!!!

Just call them and keep the community tidy!

360 INSPECTIONS BY COVE MANAGEMENT: Susan has begun the 360 inspections in the community. Letters will be sent out to individual that need to address their property.

Be proactive! Check around your home making sure that everything is tidy!



THE HOA MEMBERSHIP DINNER!!



DATE: MARCH 16TH Annual Membership Dinner The last dinner for the fiscal year 2025!!

The Membership dinner is open to ALL HOA members! (Ticket is required to enter)

TIME: Following the HOA Annual Membership Meeting (approximately @ 6:30pm)

WHERE: Meeting will begin at 5:30pm (Location TBD)

Please see Joann Senpiel no later than March 12th to get your ticket! (we need a head count for food)

Joan will have tickets at the next 3 HOA BOD Meetings (February 2, February 16th and March 2nd)



ATTENTION RESIDENTS! Pending approval from management (Susan), the HOA would like to hold a yard sale and all monies would go to the HOA. We are trying to be creative in fund raising monies for the HOA. Camelot east just had one and instead of taking all of your items to donations centers, you would give items to the HOA. The HOA would set up the sale, sell items and take left over items to a donation center. (we would offer items to the Homeless Committee prior to donating elsewhere) The Social Life Meeting is the 30th of January and I will be asking management if the HOA could hold this event, possibly in April of 2026. This sale is **TBD**. We will keep you informed of this possibility!



Attention residents who have their own businesses! The HOA is looking to allow you to place an ad in our monthly newsletter. Business card size preferred. It would be the last page of the INSIGHT. Starting at monthly fee of \$10.00. 6 months for \$50.00. A ten-dollar discount. You must get us a business card by the 20th of the month to make it into the following months INSIGHT. This is an inexpensive way of reaching residents in the park. The Insight goes out to all HOA members. (however, we have copies posted in clubhouse on the wall across from Aly's desk, so INSIGHT can be picked up and read by all. Plus, INSIGHT is posted on our website. The HOA will need to check into the logistics as to the website posting of business card page. We are just throwing this out there to see if anyone is interested.



Residents we have heard from you, however, the HOABOD does not wish to take on starting up the Sunshine committee as has been suggested to us. We feel this should be run by a resident/s. We would be more than happy to place information in INSIGHT if ok with resident/s, family etc. Helen Wells ran this in the past and I am sure she would be able to give you some start up ideas. The HOABOD is 7 people. We can't possibly do it all without the help from other residents. So please if someone is one there, or several people would be better. Take this on and let's keep the park informed of BIRTHDAYS, ANNIVERSARIES, and sadder events of life-DEATHS AND SO ON.

“Our Days are happier when we gibe people a bit of our heart rather than a piece of our mind”