

CAMELOT LAKES VILLAGE HOA

MEMBERSHIP MEETING FEBRUARY 15, 2021 CALLED TO ORDER AT 705 PM BY REBBIE J. PRESIDENT

INTRODUCTION OF BOD DIRECTORS

All in attendance with the exception of Betty K. and Sal N. Rebbie, Jim, Julie, Patty, Leslie Pam individually introduced themselves.

Membership in attendance: 49 /// Current HOA Membership total to date: 286 /// Number of members in attendance did not make quorum.

PLEDGE

Board members and all HOA members stood for the Pledge of Allegiance.

APPROVAL OF AGENDA AND MINUTES

Agenda approved by Leslie and Julie and all in favor.

Minutes read by Pam Bentz from the February 17, 2020 meeting, approved by Rebbie and Patty and all in favor.

COMMITTEE REPORTS

- A. **FINANCE:** **Patty** went over January 2021 treasurers report. See attached
- B. **MEMBERSHIP:** **Leslie** reiterated Membership count to date is 286 and thanked all the people that went out to collect memberships. Due date for all membership applications to be into Leslie is the 20th of February.
- C. **SPECIAL EVENTS:** Betty not present. Rebbie went over that Cove is encouraging Lifestyle ambassadors to help put on events. She went over the changes that there would no longer be CCC or Activities committees. Reminded all that we would still be following social distancing, wearing of masks and all food will be catered. \$15.00 is the most any activity will cost. Cove doesn't want the cost to be prohibitive.
- D. **BY-LAWS:** **Jim** stated who is on the by-laws committee. They include: himself, Sal Naimo, Bernie Clark, Betty Kusel, Helen Wells. Jim reiterated what changes have been made to the by-laws. He had previously gone over these at January Meeting. Several will require a vote at the HOA membership meeting on the 15th of March. He encouraged all HOA members to approve the changes as it would increase the membership number. **Section 2.1.2** States any home owned by more than one person, each person can become a member by paying the annual dues. The two dues paying members can be: husband and wife, or two unrelated co-owners. **Section 1.4** States that members owning more than one home in the village can become a member with respect to each of these homes by paying the annual membership dues. Both of these revisions require a vote to approve them by the HOA members. Other changes to the by-laws do not require a vote. By-Law committee and the BOD would like to see these two by-laws approved. It will help to increase membership. Jim reiterated that Cove only has to recognize us as an HOA with 1 more than half the homes in the village excluding the homes Cove owns. We need up to date information on

how many Cove owned homes there presently are. This affects the number of members we need to have in order to continue having an HOA. He also went on to say that when our 3 year contract is up December 31, 2022, we want the right to be able negotiate with Cove.

Jim reminded all HOA members to expect to receive the voting packets for the by-law ballot and the 5 open position ballot on March 1, 2021. They will be hand delivered to every home.

E. **NOMINATING COMMITTEE:** **Rebbie** stated the committee members were herself, Helen Wells and Bernie Clark.

- **List of current Nominees:** Rebbie listed off nine nominees in alphabetical order. Rebbie shared that it is a law (723) that applicants are listed in alphabetical order. No preferences are made to how applicants as listed. We follow the stated law.
Mike Bond, Jim Drechsel, Marge Kuehn, Anthony Lombardo, Nunzio Mazza, Mary Santiago, Jimmy Stango, David Warta and Cheryllee Wright. They will stand up later and introduce themselves.
- **Nominations from floor:** Rebbie opened it to the floor for any nominations. There were none.
- **Close Nominations:** Nominations closed. Rebbie asked for 5 more volunteers to count ballots at meeting on the 15th of March.
- **Candidate Introduction:** (Two minutes each) Each candidate stood one at a time starting with Mike Bond and stated a few things about themselves, what they thought they brought to the board and why they wanted to serve on the board. All shared how long they had been home owners here in the village and where they moved from. (Applications and resumes attached)

RECOGNITION OF NEW HOME OWNERS

Rebbie asked if there were any new home owners and asked them to stand one by one and introduce themselves. 1. Debbie Lombardo # 203 moved in 8 months ago. 2. #288 Linda Lunn moved in March. 3. #85 Renee and Roy lived here since November. 4. #265 Sharon Ernst has lived here since September.

SWAN UPDATE

Don Wise gave an update on Swan arrival. Until weather warms up in the North Swans cannot travel. As they come per plane and it's too cold for them. He also mentioned we could possibly get some cygnets (baby swans) in spring for other lake. HO Suzie lot # 472 asked about death of most recent swan and what we do to look after them. Don went over what the swan committee does and how they care for them. He informed her swan died of natural causes. Several HO stressed they had heard it was poisoned.

Julie Callebert also mentioned that there is special food they get and no one should be feeding them any other food. She denied the rumor that the swan was poisoned. She did mention giving them anything except their special grain can poison them in a sense.

PRESIDENT'S UPDATES:

Rebbie, gave a short speech about how she appreciated the opportunity to serve as president. She survived the Sale of the park, negotiating the first contract with new owners of park, and COVID19. It was quite a ride. It hasn't been easy but it was very worthwhile. She mentioned it was best for she and her husband Steve that she not sign up for another 3 years. Left all of us with the words remember to "be KIND"

Standing ovation for Rebbie by the HO.

OPEN FORUM

#59 Don and several other HO wanted clarification if home can have two paying members is that one or two votes. Rebbie stated as per by-law that is ONE vote. #297 Jim D. When does 90 day security stop and will HO be responsible for paying if they stay on longer. Rebbie answered that it won't be continuing.

#397 Dan asked about how much longer for shut down of clubhouse? Rebbie stressed until specific person is evicted which isn't a short process. Plus some HO have not wanted to fill out Police Reports, but stated this would help. He has to be convicted of a Criminal Felony in order to keep him out. She went on to say that locking of the office they can choose to whom they let in. #157 Ron Cass. Asked about Tie downs in reference to hand out by Julie C. He was not familiar. Ho chimed in on they should be checked periodically etc.

#213 Mary S. asked why buzzer wasn't located at Elaine's Desk. Rebbie stated she wasn't sure but office doesn't mind getting up and letting people in.

#272 Pam Warta asked about time line for Auditorium remodel. Rebbie explained Cove needed to complete it by the end of 2022. Rebbie also mentioned Bocce ball court is down for resurfacing too. Rebbie went onto say we don't have a specific completion date. Other members chimed in about the delays with COVID19 delivery and supplies etc. could possibly extend that completion date and Rebbie answered yes that could be a possibility.

Julie also brought up FMO and stressed importance of all HO joining. (FMO = Florida Manufactured Home Organization) She reminded all about the recycle bins at Auditorium.

Jean Bell who was taking new memberships at meeting reminded HO to pick up their cards prior to leaving.

No further questions from HO.

Meeting adjourned at 820 pm

Next BOD meeting to be held on March 4th at 7 pm in the Club house.

March 15th 2021 is the Annual Membership meeting to be held at 7 pm in the Auditorium.

CORRECTION TO MINUTES: Membership Chairman, Leslie Donald notified me the correct count of memberships was **276. Not 286.**

February 18, 2021

Secretary Pamela Bentz