



ANNUAL MARCH 15TH, 2021 MEMBERSHIP MEETING

1. **CALLED TO ORDER:** Rebbie Jeantet called meeting to order at 7:01 pm in the Camelot Lakes Village Auditorium.
2. **PLEDGE:** Pam Bentz led entire group in the Pledge of Allegiance.
3. **INTRODUCTION OF DIRECTORS:** Rebbie Jeantet President, Jim Erceg vice president, Pam Bentz secretary, Patty Wells treasurer, Julie Callebert FMO, recycling and membership, Leslie Donald membership and Website. Betty Kusel and Sal Naimo were absent.
4. **PROOF OF NOTICE OF MEETING:** Pam informed all members meeting date, place and time were placed on both bulletin boards in the Clubhouse and Auditorium 14 days prior to the meeting. Also email blasts went out from HOA and all members received voting packets at their door on March 1st, 2021.
5. **ATTENDANCE/QUORUM:** Paul Dibona election committee Chair person announced there was a Quorum. 285 paid members, 119 attendance by proxy, 61 in person for total attendance of 180.
6. **AGENDA APPROVAL:** Rebbie asked all members if there were any agenda additions or corrections. None made. Made motion to approve the agenda, Nunzio Mazza 1st motion, Peg Owen 2nd motion and all in favor by show of hands.
7. **SECRETARY'S REPORT:** Pam read through minutes from February 17th 2020, April 20th 2020, and February 15th 2021. Rebbie asked for motion to approve all minutes. Don Wise 1st motion, Helen Wells 2nd motion and all in favor by show of hands.
8. **TREASURER'S REPORT:** Patty Wells went over the financial budget for Fiscal Year 2021-2022 that was previously approved at the March 4th BOD meeting.
9. **PRESIDENTS COMMENTS:** Rebbie stated that there wasn't a Village manager meeting this month and it would resume next month with the newly elected president and a director along with Susan. Reminded members to please alert HOA of any concerns etc. to be brought up at the meeting. Rebbie stated she had spoken to Susan about any updates on Auditorium renovation etc. She reminded all that in our 3 year contract there are no specific completion dates. Some of the dates are 2022. Rebbie went onto explain that the Auditorium will be a big renovation and may get done in stages and all residents need to understand when Auditorium won't be open or available for use. She went onto explain about Bocce ball court completion date is 12/31/22. Please note the 3 year contract is on our website or in binders located in Library and Auditorium.

Rebbie stated she appreciated everyone that came tonight.

10. OPEN FORUM:

Jim Erceg want to point out that according to our 3 year contract that the Auditorium date of 12/31/22, does not mean completion of project. It states the design plans, permits, applications for remodeling must all be in. He also mentioned in past contracts they did state specific completion dates. Cove was not willing to give specific completion dates due to their financial commitments IE: Due to the \$250,000.00 2019 taxes. Cove wanted to be in charge of timeline.

Stene Fitzpatrick Lot # 379 asked if we knew anything about new LED Street lights going in that are extremely bright! Other members shared some liked them and some did not.

Jim Lot # 307 asked if there was a penalty if owners didn't complete items in stated contract. Rebbie nor Jim Erceg know of any penalty in past.

Don Wise Lot #492 stated initially Cove only wanted a 1 year contract and we were able to negotiate a 3 year contract.

Sheila Van Ness Lot # 503 asked about cable contract. Rebbie explained the contract ended last October. No new company wants to come in and take over. With 5G coming down the line it will change things and no underground cables will be needed etc. Rebbie shared about LO-Cost that has local channels. Other shared about streaming TV, etc.

Trudy Companik Lot #360 stated she has had ongoing issues with sprinklers working and not working. Her grass looks terrible. Rebbie stated that all irrigation comes from the 2 lakes. When lakes are low, sludge can get into irrigation system and gun it up. Parts of sprinkler system are being worked on constantly. Many members chimed in on poor sprinklers. Reminded all to fill out a work order in office get copy or go on line to Camelothelp@covecommunities.com.

Roger Griffin Lot #71 stated frustration with filling out a work order and no follow up. He asked what is being done about homes that have stuff in their carports, their yards are over grown. Rebbie reassured him this is being followed up on. It's not an overnight fix. There is a committee that monthly goes out and tackles 1 to 2 homes in the village and cleans up yard. Other members chimed in and reminded everyone to fill out work orders and keep copy. There is also a Concern/ Suggestion form on HOA website, plus paper copy in Library you can fill out. Joe Santiago Lot # 214 stated filling out a work order did help to facilitate things.

Rebbie also stated if you have specific Work orders that were not completed we can bring up to Village manager meeting.

Alison Drechsel Lot # 297 wanted to know if there is an update on locked Clubhouse. Rebbie stated it is a legal mess and still working on it. Many members chimed in about their concern that person still lives here. She indicated that Susan said if they unlock clubhouse he is free to come in. By keeping it locked they can choose whom to let in.

Chris and Joann Price Lot # 223 went on to state their concerns that this person is walking all over village and a sling shot was found where he had been sitting. Police notified but nothing could be done as they stated it wasn't a weapon and he didn't use it on anyone.

Cherylee Wright Lot # 27 asked why we can't get a picture of this guy so we all know who he is. All we know is he lives on Brigadoon with his parents. Rebbie reiterated it is a very long legal issue. Stressed you can use Clubhouse just ring the bell. They will let you in.

Steve Fitzpatrick Lot #379 asked if Rat traps could be emptied sooner than 3 months, to refill trap etc. Wondering if BOD could help with this. Will add to next month's Village manager meeting.

Jim Lot # 307 stressed concern that swan in large lake was strangled by fish line. Swan committee reassured him this was not the case. Swan died of old age. There has never been an issue that the committee knew of with fish line strangling a swan.

11. DESSERT AND BEVERAGES:

12. ELECTION OF DIRECTORS/RESULTS OF BALLOTING: Paul Dibona election committee chair person stated results of newly elected directors to the BOD. Mike Bond, Jim Dreschel, Anthony Lombardo, Mary

Santiago and Cheryllee Wright. The 2 substantial amendments of the by-laws did not pass. Needed a vote of 108 and neither obtained that many votes.

13. **RESULTS OF BY-LAW AMMEDMENTS VOTES:** Jim Erceg went over the requirements for the by-laws to pass. They need a 2/3rds vote. As we heard from Paul Dibona they did not pass. He went onto say that the by-laws are mandated by FS723 and all other by-law changes (that did not require a vote by members) are covered under the law. He made a motion to approve the mandated by-law changes. Jim D. made 1st motion and Pam B. 2nd motion. All in favor by show of hands. (See attached Motion to Adopt Re-stated By-Laws)
14. **Jim** also shared a little something about each of the Directors leaving the BOD. **Rebbie Jeantet**, endured a tough 3 years. An offer by the owner to sell the property to Home owners, buy out by new owner, right into negotiations with new owner and then COVID19. Not to mention the clubhouse lock down. Quite a challenging 3 years. **Leslie Donald** 4 years on Membership drive and Website setup. She with her committed Directors and other members has had the highest number of HOA members. She has set up quite an organized membership drive, which in turn made it somewhat easy to set up packets for door to door delivery of voting packets. **Julie Callebert** has served 6 years. First 3 years as treasurer/ plus headed up recycling. Next 3 years, continued with recycling, added legal liaison/ FMO and all 6 years was a go getting not only with getting new HOA members but always encouraging others to run for the board. **Betty Kusel**, spent 6 years on the BOD in several capacities. Secretary, working on policies, by-law committee etc.
Rebbie wanted to acknowledge: **Election committee**. How organized they were in expediting the proxy and ballot counting. **Jean Bell** for always helping out with membership drive both house to house and every meeting. Helen Wells for her continued support. **Joyce Erceg** in her support of Jim and the BOD. Especially **Steve Jeantet**, my husband for his continued support the last 3 years.

MEETING ADJOURNED AT 8:20 PM

BOARD OF DIRECTOR ORIENTATION SESSION: TO BE HELD MARCH 24TH 2021 AT 7 PM IN CLUBHOUSE CRAFTROOM FOR ALL NEWLY ELECTED DIRECTORS.

BOARD REORGANIZATIONAL MEETING: TO BE HELD MARCH 29TH 2021 AT 7PM IN CLUBHOUSE CRAFTROOM FOR ALL PRESANT AND NEWLY ELEECTED DIRECTORS. (CLOSED MEETING

NEXT REGULAR BOD MEETING: APRIL 1, 2021 IN CLUBHOUSE AT 7PM

Camelot Lakes Village Homeowners Association, Inc. (HOA)
Motion to Adopt Restated By-Laws
March 15, 2021 Annual Membership Meeting

Whereas, the Board of Directors of the HOA has recommended that the Membership of the HOA adopt the document entitled Camelot Lakes Village Homeowners Association, Inc. By Laws Re-Stated, March 15, 2021 as the new By-Laws of the HOA to become effective March 16, 2021, and

Whereas, a complete copy of the said Re-Stated By-Laws and a Summary of Amendments to the existing By-Laws of the HOA, last restated March 18, 2019, was personally delivered to all Members of the HOA at least fourteen (14) days prior to the duly scheduled March 15, 2021 Annual Meeting of the Members,

Whereas, certain amendments to the By Laws were either mandated by the provisions of Florida Statutes, Section 723, effective July 1, 2020 or were clarifications or non-substantial changes in language and,

Whereas, two of the proposed Amendments were subject to an independent vote to amend by the Membership, and

Whereas, the first (or second or neither) of the two proposed Amendments were duly adopted by at least the required two thirds favorable vote of the those casting Ballots at the March 15, 2021 Annual Membership Meeting at which a quorum was present.

IT IS HEREBY MOVED, THAT THE SAID RE-STATED BY-LAWS, AS SO PROPOSED AND APPROVED, BE OFFICIALLY ADOPTED AS THE BY-LAWS OF THE HOA, EFFECTIVE ON MARCH 16, 2021.

March 18, 2021
Secretary Pamela Bentz