

# **CAMELOT LAKES VILLAGE HOA**

## **INSIGHT**



### **FROM THE BOARD OF DIRECTORS**

#### **HOA President – Glenn Addis**

Happy New Year – WOW- 2026

I can't believe how fast 2025 came and went. So many things have happened in our community in the past year. I believe that most of them are positive and I think many good things are to come in 2026.

I think if we all look at the new year with a good, positive attitude, and stay away from negativity, our community will become an even better place to live. Negotiations are over for the next three years so, everyone can try and budget for the near future. Many residents are saying that it is extremely expensive to live in Camelot Lakes, however, if you look at comparable properties in Sarasota you will find out that it is not. We have many amenities here that other properties do not and 'you must keep in mind that our water, garbage collection and lawn maintenance are included in our rent.

This is a reminder that when our year ends in March, we will have a few openings on the board. Please consider filling out an application to become a board member for the next few years. It is a great opportunity for anyone who is interested in getting a bit more involved in the happenings around our resort. You can get an application from any board member or pick up one in the library. Our next board meeting is Monday, January 5, 2026, in the Clubhouse. This is the time for anyone to speak to the board and talk to them about issues that are of concern in the community. The meeting starts at 6:30 pm.

I am looking forward to working with everyone in the new year! Remember that we are here for you so if you have any questions, feel free to contact us

Glenn Addis – 954-336-9341

#### **Negotiating Team Chair – Pam Bentz**

#### **HOA Announcement to All Members – Lease Negotiations Update**

The HOA Negotiations Team has been actively working on behalf of the community since June of this year. This process began with distributing surveys to all residents so we could clearly understand priorities and develop a strategy focused on achieving the most favorable and responsible lot rent outcomes possible. This year's negotiations were particularly challenging.

Market conditions, rising operating costs, and the owner's initial position required extended discussions and careful deliberation. Our first formal meeting with Cove took place on October 15, 2025.

At that meeting, Cove proposed a 5.6% increase for all three years. The Negotiations Team presented a counterproposal, which was not accepted. Following a break to regroup and reassess our strategy, we returned with a revised proposal. This led to extensive back-and-forth discussions, multiple deliberations, and difficult compromises on both sides. After sustained effort and persistence, we were ultimately able to reach a mutual agreement that balances market realities with protections for our homeowners. The final contract was signed on December 15, 2025. The agreement will take effect on January 1, 2026, and run through December 31, 2028.

## **Lease Terms Summary**

1. 2026 Lease Term (January 1 – December 31, 2026)
  - o Base rent increases will not surpass current market rents and will not exceed \$70.00 per homeowner.
  - o The community-wide average base rent increase will be 5.2%.
2. 2027 Lease Term (January 1 – December 31, 2027)
  - o Base rent increases will not surpass current market rents and will not exceed \$75.00 per homeowner.
  - o The community-wide average base rent increase will be 5.0%.
3. 2028 Lease Term (January 1 – December 31, 2028)
  - o Base rent increases will not surpass current market rents and will not exceed \$85.00 per homeowner.
  - o The community-wide average base rent increase will be 5.25%.
4. Additional Agreements Secured
  - o Access management hours remain at 70 hours per week, with a maximum of 10 hours per day.
  - o Tree trimming funding of \$80,000 per year has been preserved.
  - o Cove remains responsible for tree maintenance as outlined in the Prospectus.
  - o Stump removal has been added for any trees they remove.

The Negotiations Team recognizes that this was a difficult and demanding negotiation year. We appreciate the patience, feedback, and support from our residents throughout the process. Our goal throughout has been to protect homeowners while securing a fair and workable agreement for the community as a whole.

Negotiations team: Pam Bentz, Bernie Clark, Glenn Addis, Phyllis Kenline and Debbie Jeantet. Please, if you have any questions about the contract speak with a negotiations team member. The contract will be posted on the Website this coming week.

## **DO YOU WISH TO APPLY FOR THE HOA BOARD?**

- “Nominating committee” to be chosen in January. Need HOA member/members to apply. At this point 6 Director positions and 1 Alternate non-voting director position is available. Need to fill out Application, you can find on Website: print out and give to a director or grab one from Wall pocket in Clubhouse across from Social life desk.

### **Communication Committee – Phyllis Kenline**

I want to thank all of the members of the Communication Committee for assisting with the 2026 HOA Membership Drive! The New Resident Meeting was held on December with Susan Stewart representing our committee, sharing information about the HOA and what it does for the community! 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 out members to be informed! **If you are not receiving emails, please check your spam folder!! [Contact pk.hoabod@gmail.com to update or add your email addresses.](mailto:pk.hoabod@gmail.com)**

### **Membership Committee – Phyllis Kenline**

The Membership Committee met on December 1, 2025 in preparation for the 2026 HOA Membership Drive. We will begin the drive in January, please consider joining if you have not already! We will have individuals from the committee available in the clubhouse (scheduled times below) for homeowners to sign up. The team will also be going door to door for members. Please join so we continue to have a strong presence! 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!)

**CLUBHOUSE MEMBERSHIP DRIVE SCHEDULE    Yes!!! We will be available prior BINGO, Cards and Saturdays – as many of you are busy and also work!!!** Stop and join the HOA!

Tuesday – January 6 <sup>th</sup>	5-7pm
Tuesday – January 13 <sup>th</sup>	5-7pm
Thursday – January 15 <sup>th</sup>	11:30a-2:30pm
Saturday – January 17 <sup>th</sup>	10:00a-1:00pm
Tuesday – January 20 <sup>th</sup>	5-7pm
Thursday – January 22 <sup>nd</sup>	11:30a-2:30p
Thursday – January 29 <sup>th</sup>	11:30a-2:30p



**Veterans Group note --- Dawn James**

Happy New Year!

The Veterans Group Luncheon will be held on January 14<sup>th</sup>, 2026 @ 11:30. We will be dining at Keke's, which is located on Clark Rd. Remember! Sign up and if you need a ride, please sign up for that as well. (Please show up at 11:00 am at the clubhouse if you need a ride)

**“Where liberty dwells, there is my country”**

**Benjamin Franklin**

**Special Events – Gail Reichert, Patti Bond**

We look forward to the March meeting with a wonderful meal!! Watch for the upcoming information!

**FMO – Keith McManus/Dawn James**

I was able to attend the majority of presentations on the first day of the assembly. The second day was elections. I was able to catch the swearing in of new officers, but wasn't able to write down all the names fast enough. They should be updated on the website by now. The new President is John Calabrese. Also on the second day, all by-law and amendments were approved. Day one of Assembly featured a very informative lecture on rent negotiations which would have been more valuable a few months ago. Fortunately, the negotiations committee was pretty diligent in doing many of the recommendations put forth in the seminar. There was a presentation by a CEO from the FMHA which represents owners of mobile parks. He spoke about the joint committee with owners and FMO. The FMHA helps to mediate issues with the FMO and work out concerns in an amicable environment. The FMHA is actually supporting our bills in Tallahassee. Keep in mind, there was no mention of rent discussions. Those appear to be between local management and HOAs.

Senator Colleen Burton spoke about senate bill 1714. This is progressing through similar to last year. It has gone through unopposed and it appears to have full support. This bill will open up the existing rental assistance program to include lot rents. At this time; we are not included because we are “homeowners” not renters. Rep. Paula Stark had a similar report on House Bill 267. This bill would help with availability of home improvement funds to mobile home owners. Neither bill guarantees that any of us would get the funds, but we would be entitled to make an application for them.

Both reps have said that writing your local representative is a major factor. Both have been approached by colleagues who are reporting emails from their constituents and supporting these bills because of the letter and emails. It was also mentioned that the HOA should work on building relationships with local tax assessors and property appraisers. These can both benefit residents in many ways.

During the negotiations presentation it was stated that the appraiser can provide tax info about the property that owners don't give. Also; he stated that his local tax assessor comes to his park and issues stickers for homes on site and will even renew licenses and registrations for vehicles.

I hope some of this information is helpful and maybe the HOA will be able to use it to improve things for our residents going forward.

**How to contact the HOA:**

**Website: 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



**THE FOOD PANTRY WILL BE UP AND RUNNING BEGINNING IN JANUARY!!**  
**(a large bin has been placed in the kitchen for donated items)**

Bring your canned goods or dry goods to Clubhouse Kitchen. Please check dates to ensure that no items are expired. Directors of the HOA 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.

HOA BOD



**EASY CINNAMON ROLL BREAKFAST CASSEROLE**

2 cans cinnamon rolls	$\frac{1}{2}$ cup milk	4 eggs
1 teaspoon cinnamon	$\frac{1}{4}$ cup Maple Syrup	

Open the cans of cinnamon rolls and cut each roll into pieces. Lay the rolls in a 9 x 13" baking dish that has been sprayed with non-stick cooking spray. In a bowl, combine eggs, milk, cinnamon and syrup. Pour over the cinnamon rolls, making sure everything is covered. Bake in a 350 degree oven for about 20-25 minutes or until the rolls are pulled up and slightly browned. In a microwave safe bowl, heat the icing that came with the cinnamon rolls. Microwaving for a few seconds.

Drizzle over the casserole. Serve warm and enjoy!

Submitted by Kim Frost Dougherty to Camelot Lakes Cookbook