



INSIGHT JUNE 2025

CAMELOT LAKES VILLAGE HOA

FROM THE BOARD OF DIRECTORS

✚ HOA President - Pam Bentz:



Update on the Negotiating Team: As of May 28th, 2025, we had our first meeting of the team, **Not** including COVE. We discussed how to proceed and a survey will be sent out to all residents. This will assist us in what are the important items to negotiate for. Besides the given ones: Rent-Lot fees. Irrigation, Amenities, Possibility of Security vs Courtesy guards. The next negotiating meeting is scheduled for June 18th.

Members of Team: Pam Bentz. Glenn Addis, Phyllis Kenline, Keith McManus and two alternates, Rebbie Jeantet and Bernie Clark. Myself, Rebbie and Bernie have sat on several negotiations. If you have any questions, please contact us individually or camelotlakesvillagehoa@gmail.com

One thing that will help not only the HOA BOD, but the negotiations team is to apply for HOA membership. The more members we have backing us will show COVE we have an active HOA. Phyllis Kenline has driven through the village **and noted 27 RENTALS, 46 homes for sale and 15 homes surrendered. What this means is out of 534 homes, 446 are available for HOA membership. We have 294 members to date. If we got our membership up to 400 members that would speak volumes in negotiating with COVE.**

"The power in numbers" emphasizes the strength that comes from unity and collective action. **Let's show Cove we are a STRONG and UNIFIED HOA!**





✚ Vice President – Glenn Addis:

As everyone knows, this is a very important year for us because we are negotiating with Cove about many issues that will be affecting us in the next three years. It is important to join the HOA if you have not already done so. We are meeting now to discuss what is important to our residents and would appreciate any input that you would like to give us. As your Board, we are all working very hard to resolve all the issues that have been presented to us and will keep everyone updated on our progress. Please keep in mind that we advertise that we are a Warm and Friendly Community. I think sometimes that is forgotten.

Membership Committee/Communication Committee - Phyllis Kenline:



As of 5/26/2025 we have 294 HOA members! Thanks to all that have joined! We will continue to recruit more HOA members to increase our representation heading into contract negotiations. If you have a neighbor or friend that would like to join, please have them email: pk.hoabod@gmail.com A New Resident Meeting was not held in May as management informed us no one signed up. Hopefully June will be more productive! **Denise Jones and I have been working to update all of the HOA member emails, if you are not receiving any emails, please check your spam folder. Contact pk.hoabod@gmail.com to update or add your email addresses.**



✚ FMO – Keith McManus

Even though FMO is a member-funded organization, many of the things they do affect every manufactured home owner in Florida. Think about it, thousands of people are supporting an organization whose accomplishments benefit over one million others who don't. For more information go to fmo.org

LEGISLATION & POLITICAL ACTION COMMITTEE UPDATES

We regret to inform you that House Bill 701 and Senate Bill 1140 died in the Committees. The Political Action Committee and FMO's Legislative Council, Nancy Stewart-Black will work to identify the reasons why the Bills were not placed on this Session's agenda before reintroducing it again next year. It was also noted there was a mutually expressed interest between FMO and the leadership of FMHA in coordinating a joint meeting to approach Senator Burton regarding these Bills and present a unified front.

Keith Ryder, President for the 8th district in Florida was present at the May 19th HOA Information Meeting. He briefly discussed the purpose, successes and goals of the FMO.



✚ Veterans Group– Dawn James, Gail Reichert and Patti Bond

Reminder! Beginning in June the Veterans Coffee and Luncheon will be combined and will be meeting on the 2nd Wednesday of each month. On June 11th (Wednesday) at 11:30 am, we will be going to “First Watch Restaurant”, located on Bee Ridge. Sign-up sheet is located at the clubhouse. Be sure to indicate, on the sign-up sheet, if you need a ride. Someone will pick you up at the clubhouse on the day of the luncheon!

Flag Day June 14th! Fly it proudly!



Happy Birthday to the U.S. Army!



✚ Special Events – Gail Reichert and Glenn Addis

SAVE THE DATE!! There will be an HOA party on June 22, from 4-6pm in the clubhouse cardroom (For HOA members only!!) Appetizers and beverages will be served. Come and enjoy the food and drinks along with fellowship! We will be posting a sign-up sheet by Ally’s desk so we are prepared appropriately. Let’s get out of the heat and have some fun!!

✚ Fence removal: Keith and Jimmy spoke with management and have the green light to start removing fences behind lots that “back up” to Interstate 75. We can only remove the front wooden fence. Everything beyond that is state owned. If residents want their fence removed, they can do it themselves and notify the office to pick up the debris. The HOA will get lot numbers from those requesting removal and then get groups of volunteers to schedule removal. We will announce when and where to sign up or notify us if you want to be on the list.

✚ **Waste Pro** is our “new” provider for trash, yard waste and recycling! Pick up is on Thursday early morning, you may set out your containers on Wednesday after 5:30pm. **Container lids must be closed!** If you need larger items picked up, please schedule with Waste Pro at: <https://www.wasteprousa.com/office/sarasota-county/> You are allowed 4 pickups annually for larger items! (You must contact Waste Pro to schedule pickup)

✚ **How to contact the HOA:**

Website: camelotlakesvillagehoa.com **Email:** camelotlakesvillagehoa@gmail.com (if you are not receiving HOA EMAIL blasts. Check your spam.