

Camelot Lakes Village January 12, 2022 1 pm Clubhouse

Quarterly meeting

Attendees: Susan Fatzie manager, Mike Rosenhagen regional VP.,

Pam Bentz president, Mike Bond VP, directors Jim Erceg, Mary Santiago, Tony Lombardo,

Follow up Questions:

1. Fence repair Auditorium pool. Was scheduled for completion November 18, 2021(maybe new company needs to be notified to complete job- ongoing for approx. one year) **THIS HAS BEEN COMPLETED**
2. Is Auditorium pool still scheduled for repair this Month January? **Will probably be in February**
3. Gates at RV / old maintenance yard? / Repaving etc. This goes back 3 years plus! **The gates are still in manufacturing and the delay of the work on lot 18 has pushed back the removal of the blocks. The area is not being repaved but will have some asphalt millings spread around. Electric for the gates has already been installed.**
4. Any one hired for Housekeeping on weekends? Need additional person during Mon-Friday or someone to follow and check on person who is doing Mon-Friday. (Hire from a temp service –better than not having any coverage?) **We are working with a cleaning company to service on weekends.**
5. Front gate seems to have issues /is this being looked into? **The issues, mostly with the exit gate, have been resolved as far as we know. An additional button has been added to aid scooters, bike riders and light motorcycles to exit the gate. For the code to pedestrian gate. Ask Susan for it. We don't want to post it everywhere. Will mention at HOA meetings. Write it down please.**

Any chance on a toggle switch for Main Gates. When guards out on patrol they could close gates? **Unfortunately, due to the barrier arm and swing gate configuration we would not be able to have this access in the gate house but would be on each gate controller and would have to manually activated each time. The gate company is researching other alternatives but does not look promising.**

3 year agreement updates: (completion dates 12/31/22)

1. Page 3 of 15 Item 6 Improvements – A through H
2. Where are we at with Item A – design, plan and permit applications for Auditorium?
 - Gutters on Auditorium, can't this be repaired and look nice since Auditorium won't be remodeled until 2023 sometime? **The Auditorium remodel should begin in 2022 and yes gutters are on the replacement list.**

- Kitchen design: could those that use the kitchen be involved in the design? IE: the Life style Ambassadors. Or is this too late? **It is too late for this as the architectural and electrical engineering drawings have already been completed.**
 - Automatic door opener, were waiting on parts, can't this be repaired? In interim? **Auditorium? It has already been repaired and is operational.**
3. Item B. Hire an expert Irrigation Company. Ongoing issues with watering and understand timers on Blue tooth etc. (Even Camelot East has this in their agreement.) What is really going to be done? Several yards both on Halifax Drive and Sudbury watering timer is 8-11 minutes. Not enough watering time for a once a week watering. Need a crew to work on both sides of Village and turn on all sprinklers and check timers. **While a timer may have been missed all timers were reset to 20 minutes back in August/September 2021. They were turned down to 10 minutes in April 2021 when we were running out of water in the lakes to extend the time we would be able to keep watering. We will review the timers this week to be sure they are on 20 minutes.**
 - I believe Susan sent out email about looking into lawn service starting in 2022 to look into better pest control? Can we do soil testing? **I have reached out to a few companies but do not have quotes back yet.**
 4. Item C. Is the Mail box completion soon? (many completed thank you) **We are about 85% completed, the remainder will be completed this year.**
 5. Item E. paving was completed – Thank you
 6. Item F. Camelot East had their Bocce ball courts upgraded. It was hinted at that ours are going to be soon? **THEY ARE BEING WORKED ON. YEAH!**
 7. Item G. Outdoor Kitchen, updates? **We are finalizing details with contractors and expect to begin this project soon**
 8. Item H. We understand the flags will now be placed at Vet memorial on Lake? Looks like 3 poles went up by Auditorium. American, Canadian and? **State of Florida Mike Bond is looking into the specific qualifications for the flags. Presentation etc. When all is said and done. He will report back to HO as to how the flags will be flown.**
 9. Any ongoing search for Cable contract by Cove or are you calling it quits due to Streaming and other modes of TV IE: Dish etc.? **We have not found an alternative that is suitable for our situation. Many companies such as Comcast require a commitment of large percentage typically 90% to enter into a bulk agreement and put in place infrastructure. Best solution is for HO to choose which way they want to go.**

Other suggestions IE: concerns

1. Street lights very bright. Susan mentioned nothing could be done to dim lights. One HO living on Essex has black out curtains and shutters. Light still extremely bright coming into master bedroom. Could shields be placed angling light to ground? IE:

lights on Proctor and Three Oaks have shields. Could this be looked into? Is it a county thing? Or FPL? Possibly all new lights in village could have shields placed. **We have the electrician experimenting on aftermarket shields, as this particular light does not have a shield.**

2. The Electric boxes positioned in-between Homes throughout the village, some have bushes around that most HO don't take care of as neither one knows who/whom is responsible. Possibly could you place Rocks on the budget for next year 2023 to rock around those boxes (removing bushes etc.?) Less weeds grow up between rocks. It is pleasing to the eye /less maintenance due to no bush trimming and mulching. **We can remove the bushes around the transformer boxes which FPL doesn't want there anyway. Would not add rock as FPL would have a problem with that and mowers can catch rocks and throw them. Mulch or nothing would likely be the only solution. Will put on Maintenance schedule to remove bushes. As FPL needs a 3 foot radius around electrical.**
3. Cars/Trucks/Trailers parked for extended periods in Clubhouse and or Auditorium. They need to find other places to park after the 3 day allowed time? They need to be charged the \$70.00 like those parking in RV parking lot. Too many exceptions to the rule! **We can look into that. However each circumstance is reviewed there are times that the parking lots will be used for overflow. RV's cannot open their slides in the Storage area so the parking lot is the only space they can do some things. If you have an unexpected guest show up. Office is closed let security know if car has to be parked in Clubhouse lot. Notify Susan in AM as to how long guest is staying and pick up bands for them. If it is just for one night. HO should park in Clubhouse parking lot and have Guest Park in HO driveway.**
4. Disrupted/drunken HO that attend functions and disrupt event, have to be taken home and or escorted out? Antagonize /threaten other HO. What can be done about that? Just call police? **Call the Sheriff's department. Send Susan an email after the fact and alert her as well. If person continues to repeat behavior and a record is kept Susan will take care of it with individual.**

Common areas being planted look nice. Clean up around village looks great. Maybe landscaper we share with East can look into plants that will grow in shade at end of parkway, or is it a watering problem? **We are working our way down there.**

Susan and Mike, thank you for taking your time to research answers to questions and for meeting with HOA BOD on the 12th of January 2022.

Completed items:

Auditorium pool fence repaired

Cabana furniture at Auditorium pool

Extra tables, chairs, umbrella's at each pool.

Gate Key Punch pad new install.

Gate and guard times adjusted

Pedestrian walkway at main gate.

(2) Soda machines: one at each pool.

Grounds are being replanted and cleaned up

IN the WORKS

Bocce ball courts.

Respectfully,

Pam Bentz President and BOD