

CAMELOT LAKES VILLAGE QUARTERLY MANAGER MEETING

October 13, 2021 @ 4 pm in the Clubhouse

Attendees: Susan Fatzie manager, Mike Rosenhagen regional manager Pam Bentz president, Mary Santiago, Cheryllee Wright

Susan and Mike. These questions were presented to Susan at our monthly manager meeting in September. The **red text** is Susan responses to the HOA /membership driven questions. The **blue text** **////** are items that after meeting were either completed or new date of completion presented. We are issuing the same questions, as Mike maybe you would be able to assist Susan on getting some of these items completed. IE: RV parking lots. The dates listed are when questions were initially asked. So some items have been going on since last October. We understand the delays in shipping etc. But maybe you **Mike have a bit more pull to get things done?**

The GREEN TEXT (in bold type and Bullet in front) are the answers from Quarterly meeting. If no green text no new information at this time.

OCTOBER Q and A:

1. Projected repair of Halifax drive and Place: Stated road crew would re-inspect again when they came through to do paving. Have crews come back through? Repaving Date for Village streets? **They have not been here yet. We don't have the start date yet. They usually tell us a few days before they come, so we can get the cars moved. It depends on rain and their completion of the projects that are before us. //// Paving to begin in 3-4 weeks**
2. Middle TV in clubhouse card room. On IT's list. Date? Bracket is here? **TV and bracket are here, and the service is aware, we are just waiting for them to come as it takes several people due to working overhead and the weight of the equipment. //// Middle TV up and running**
 - **Issues at Karaoke with computer locking up, not TV issue. New Computer ordered and will look into mic issues too, to make sure all are running correctly**
3. Where is Cove in making Cable/contract? Or decision? **There is a company hired by COVE doing some research but no clear option has come out. Frontier is phasing out cable in the Sarasota area completely. If you are an existing cable customer you can keep it if you cancel or are a new customer you will not be able to get cable service through them. That leaves Satellite or streaming services as the TV options available currently. I spoke with another company that provides a service similar to the service Big Fish presented to both East and Lakes HOA's several months back, they do require 100% participation and a bulk arrangement. Bulk arrangements could mean an increase in monthly lot rental amounts to every homeowner whether they want TV or not. Will look into the structure of the existing system installed by Verizon and now owned by Frontier for its capabilities as more people move to streaming services.**
4. Irrigation system. Date of company to repair or look at it? **We only call them in for specific issues, where we have had issues – mostly where people have planted without permission (in back yards, not in existing plant beds near the house) and have hit our underground wires, we have converted those timers to new timers. Our pumping systems (there are 2 one for each lake) has preventative maintenance treatments every 6 months, including checking/replacing rain gauge sensors.**

APRIL Q and A:

1. SOD placement. Homes have been chosen. Date of installation? None were done in August will you start on a few in September as mentioned in July Q and A? **They are starting October 1. They will be working section by section. I should have a list of the order they will proceed in soon and will let those people know when to expect. We will be working on their irrigation systems this week and next so they can be properly watered once they are installed.**
 - **Sod placement has started on Yarmouth lane as of this week. All residents that are receiving sod have been notified.**
2. Work order feedback. (IE: emails via Camelothelp) Stated some changes to the system was to take place over the summer. Where are you at with that? Do HO get more than just return email stating work order placed? IE: when possible completion date will be? **Changes are complete. System seems to be working well for the most part. There have been a few work orders that “disappeared” – probably user error on our part. Homeowners will receive just the return email until their work order is complete then they will receive the hang tag on their door. If their work order is something we are not responsible for or needs further interaction they will get further interaction on the email. Will look at adding a follow up email when completed.**
 - **All work orders are up to date. We encourage work orders to be submitted through the camelothelp@covecommunities.com**
3. Street light brightness. Were Electricians able to dim a bit? **They are not able to dim them.**
4. Cabana furniture has been delayed several times. Date of arrival? (this was also on July Q and A) **It's still “in production” and expected arrival is now end of October.**
 - **No new information on cabana furniture. Should be receiving the extra table/chairs for clubhouse pool as requested.**
5. Outdoor Kitchen by Auditorium. Is this on hold? Waiting on Permits? Date of installation? **Still working with engineering and architect to finalize the plan. We are also working on the Auditorium plan but will complete the outside kitchen before we do the Auditorium so that we can still have a space to entertain.**

MAY Q AND A:

1. Auditorium pool, needs repair as you have mentioned. Approx. date? **Per your email blast of 9/10/21 later this fall when ground water is not as high. We have a contractor set up to drain, inspect and repair the pool surface. Again, the damage is the cosmetic layer not the concrete shell. He is watching the ground water table and will let us know when he is ready to make the repair. The pool will be out of service for roughly a week depending on what is found.**
2. // Fence repair at Auditorium pool. **This will be completed at the same time they do our new keypad install.**
 - **On schedule for Friday the 15th and keypad Friday the 15th or Monday the 18th.**
3. Sprinklers by maintenance yard/south side. Date to be repaired? **The irrigation around the maintenance compound requires a complete replacement. At this time resident work orders take priority over the maintenance area.**
4. RV ongoing upgrade for many months/years. Last we heard 1 bid in. Where are we at with this? **Can't gravel side be cleaned up, Yard waste bin moved to its location in yard and all non-plug in units from other side moved there until project gets permitted etc.? Why is there a trailer in RV**

with metal siding? In it? We have loads of block that our contractor will be moving, and we are working with other contractors on gates and smoothing out the ground surface. This is not a permitted project. If an individual has rented a space and it complies with the requirements, we are not going to keep tabs or regulate what it is they store in their trailer.

- **RV yard is being cleaned up, removing pavers etc.
New gates in production.**

JUNE Q and A:

1. Middle TV bracket/ installation ongoing since October 2020. Date of installation? **Answered above**
2. RV yard? **Answered above**
3. Larger sign at gate- one car at a time or NO TAILGATING! **After some discussion we will add new improved stickers to the arms. Tailgating on the visitor's side is more of an issue and residents hesitating on the resident side may get caught after the laser if they do not follow the resident vehicle in front of them.**
 - **Stickers for barrier arms have been ordered, for visitor side and resident side.**

JULY Q and A:

1. Gate/guard hours. Will discuss at BOD meeting September 23rd, 2021 to **confirm Access Management will be at the gate from 9 am to 4 pm during the period the swing gates are open. The programming will be updated when the new keypad is installed. ////Guard and gate time's stand as already discussed. Gates will open at 9 am and close at 4 pm and guards will arrive at 9 am and stay till 4. Duties will be carried out as already discussed. Weekend and Holiday hours 7-4. Understand these hours will take effect with new key punch pad for gate etc.**
 - **Once key pad up and running the gates will open at 9 am, same time guards are at gate.**

AUGUST Q and A:

1. Auditorium POOL repair on going? **Answered above**
2. Lawn's that have been treated for PESTS. What is status on those lawns? Repeat process? Trying new?
Has a lawn maintenance man been brought in to follow up on this? **The ones treated in August were also treated in September along with a few additions. Some treatments are only needed once others are need repeat treatment. The serviceman makes that determination. An individual has been hired and when finished at Camelot East will be coming to Camelot Lakes to assist.**
 - **The gentleman that will work both CLV and CLE will have a set schedule for days here at CLV and days at CLE. Susan will be meeting up with him on Thursday October 14th to go over schedule.**
3. Key Pad installation: Any word on when it will be installed? **We still expect it to be soon, with the issues they experienced at East they need to be sure that those are addressed as I do not want to have repeated issues once it's installed. We will have some issues simply because of the amount of data that has been transferred but I prefer to have fewer than they did.**
 - **New key pad should be in place by October 18th. Susan will send out Instructions as there will be one change in punching in numbers.**

4. Quarterly Regional manager meeting: Meeting with the CLV BOD will be held at 4 pm on October 13, 2021 with new Regional manager Mike Rosenhagen. ///
- Next quarterly meeting with Mike Rosenhagen TBD.