

CAMELOT LAKES VILLAGE HOMEOWNERS ASSOCIATION, INC
SPECIAL BOARD MEETING and INFORMATIONAL MEETING

Thursday, March 9th, 2023

6:00 PM- Auditorium

CALL TO ORDER; By the President, Mike Bond with 67 Members in attendance.

PLEDGE OF ALLEGIANCE: Tony Lombardo

ROLL CALL: By the Secretary, Mary Santiago, Gail Reichert-/director, Mike Bond- President, Dave Kilgore- Vice President, Tony Lombardo- Director. Absent and Excused- Dave Warta, Director, Pat Whitney- Treasurer. Unexcused- Sal Naimo

QUOURM IS MET

AGENDA/ADDITIONS/APPROVAL- with none noted the agenda is approved- **ALL IN FAVOR**

COMMITTEE & GROUP REPORTS.

FINANCE – MIKE BOND FOR PAT WHITNEY

Revised Reports

November 2022, Motion to approve Mary Santiago/Dave Kilgore **ALL IN FAVOR**

December 2022, Motion to approve- Gail Reichert/ Mary Santiago **ALL IN FAVOR**

January 2023, Motion to approve Mary Santiago/Gail Reichert **ALL IN FAVOR**

February 2023 Motion to approve Gail Reicher/Dave Kilgore **ALL IN FAVOR**

****Actual Reports were presented to the Members as requested, prior to Approval by the Board****

Revised Budget for 2023/24 is now on the floor with corrections as noted as Income: & Expenses

Special Events: \$3,000.00 was originally requested as income carry-over from the 2022/23 Budget now changed to \$1,500.00.

Veterans Committee Honor Wall: On the original budget \$2,000.00 was requested as income. However, this was met on the 2022/23 budget. Budget now states \$200.00 as income for those wanting to donate during the year. New Veterans to the Park etc.

JTL Report is excluded on the 2023/24 expenses as this only applies during Negotiations Year.

MOTION FOR ADJOURNMENT OF THE BOARD MEETING By the Secretary, Mary Santiago/ Dave Kilgore at 6:25PM. **ALL IN FAVOR.**

CAMELOT LAKES VILLAGE HOMEOWNERS ASSOCIATION, INC

INFORMATIONAL MEETING, MARCH 9th, 2023

Informational Meeting is now called to order with 67 Members Present.

CALL TO ORDER: By the President at 6:30 P.M.

OVERVIEW OF NEW RENTAL AGREEMENT.

Three (3) year contract, rent increase. 2023, 7%. 2024, 5.5%, 2025, 5.0%. All four communities are within ¼% of these numbers.

Auditorium Remodel, Four Phases: Outdoor Kitchen 2023. Exterior & Outdoor Patio, 2023,

Lobby, Restrooms & Cardroom 2023, Interior Kitchen, 2024, Cardroom is scheduled to begin March 20th, 2023.

The new settlement agreement will be visible on the CLV/HOA website. Also, Settlement agreement are attached to these minutes.

OPEN FORUM:

LOT#69 – Paul DiBona questioned the portal for CLV. RESPONSE Portal has options to make rental payments twice a month.

LOT#116- Don Dumont- concerned about the weekend adjustment -RESPONSE he would have to take it to management. Contract states 7 days a week – 10/hour days 8am -5pm

LOT#313- Julie Callebert are dead or dying trees part of the Agreement.

LOT#507- Janet Bogner will letters go out with a target date of new rents & refundable amounts.

LOT#333 – Brian McBride Thanks and appreciation to the Board of Directors. Maintenance have been picking up leaves on property. There seems to be no mention of the Roof in Auditorium being completed. RESPONSE: Roof is part of the exterior.

LOT#110 – Deb Carrigan lights are still not working- RESPONSE Lights are not in the contract & they are the responsibility of Cove. Fencing around small pool is not fixed: RESPONSE – Out to the welding company. Pools are falling apart- small pool Hot Tub is not working. RESPONSE-Contract is out for the Big Hot Tub.

LOT#472- Susie Young how much money is allotted in Managements Budget for repairs.

LOT#396- Dawn McAnally When will Electric in light poles be fixed? Lawn Care in Common Area's is not dormant it's dead.

LOT#446- Peter Brown will we receive notification of agreement – Rent Wise

LOT#482 – Don Wise will we receive notice of auto deductions RESPONSE Cove will be sending out local notice after the 15th. Does the 7% have anything to do with Taxes. RESPONSE Nothing regarding taxes.

Continued.

Lot#230- Kim Kane there are two portals One for Camelot and One for Cove advises to go in and change.

LOT#1136- Bill Reen will Susan Clarify all increases.

LOT#349 – Peter Campbell explanation given on 60 Lots with no increase, new buyers came in at fair Market Value.

#236- Jim Vones aren't we still getting the previous money from cove and why isn't it in the proposed budget, RESPONSE with the Ambassador program Cove pays for the events now, and the Ambassador request a budget.

With No further questions the Meeting is Adjourned @7:05 P.M.by the President, Mike Bond.

Respectfully,

Mary Santiago, Secretary

NEXT MEMBERSHIP MEETING & DINNER MARCH 20TH,2023- Auditorium

NEXT BOARD OF DIRECTORS MEETING; APRIL 6th, 2023- Clubhouse