



QUARTERLY UPDATE

It's time once again for a quarterly update. Read below to find what on the horizon for Camelot Lakes Village. This update also covers the Town Hall questions with Mike Rosenhagen, reminders of community guidelines and more

TOWN HALL WITH MIKE & SUSAN

Due to time constraints and questions some of the original questions were not addresses they are included in the recap below.

Key Takeaways:

Water Main Breaks and

- Water main breaks can occur in any community. Our property, built in 1980, has experienced its share of issues as the infrastructure ages. We've also encountered problems with the water saddles, which are currently being replaced.
- We're developing a plan with our plant operator to isolate water breaks to minimize disruptions. This will be an ongoing effort.

Road Repairs

- In the past four years, we've invested significantly in road repairs. This year, our focus will be on repairing concrete valley gutters and fixing storm drain issues on the North side of the community.

Property Irrigation System

- We recognize the irrigation system faced several issues in 2024, worsened by the drought.
- We're exploring the possibility of adding a well to maintain proper retention pond levels.
- We are updating the system to a Bluetooth controlled system, this will eliminate the issues we currently experience with severed underground wires. This will be a multi-year project.

Removal of Damaged Homes and Property Upkeep

- When a title is surrendered to the company, we are responsible for the cost of demolishing and removing the home. This process also requires permits from the county, making it both time-consuming and costly.
- Our construction team is actively working to remove damaged homes and replace them with new ones.
- Some homeowners are struggling to repair their homes, while others are waiting for permits, insurance payouts, or materials.
- After Debbie, Helene, and Milton impacted our community, 316 homes sustained damage. As of January 27, 2025, 203 homes remained damaged, as of March 28, 2025, 170 homes still need repairs, with many of those awaiting permits, materials, or scheduled repair dates.

Town Hall - cont

Work Orders

1. When a maintenance request is submitted, via camelothelp@covecommunities.com or completed Maintenance Request form, it's logged into our software.
2. The request is then routed to the appropriate team for review or repair (i.e., if it's not our responsibility, it requires additional information, or needs an outside vendor or maintenance team member).
3. Once the work order is completed, a hang tag is left on the homeowner's door indicating the maintenance request has been completed.
 - Currently, homeowners can only track their maintenance requests by inquiring in the Business Office.
 - We will be working with our IT department and HOA to find solutions for flagging duplicate emails, and better tracking.

Streetlights

- Our electrician is continuing to replace streetlights in the community.
- This will be an ongoing project until all lights are updated.
- We have contacted an additional electrician to assist in this project.

Street Signs

- Missing street signs should be replaced by the end of April.

Auditorium

- Our Project Manager, incharge of the Auditorium remodel, closed the building in mid-December 2023.
- Progress was delayed by hurricanes, which caused additional damage.
- We are beginning to unload the pods as we await our Certificate of Occupancy which we expect by the end of April.

Sound Wall//Maintenance Fence

- Maintenance yard fencing will be completed this year. We've faced difficulties finding a vendor with the necessary materials and availability for replacement fencing.
- The wood fencing removal along the DOT wall is planned for 2026
- RV fencing repairs will be completed in 2025.

Pools

- We have a new pool service technician, and all pool issues should be resolved with this change.
- Hot water heater and plumbing repairs have been completed for the pool house and laundry room.

Tree Trimming

- We believe that homeowners are responsible for maintaining trees on their property.

Town Hall - cont

Tree Trimming

- We believe that homeowners are responsible for maintaining trees on their property.
- As part of our multi-year rent agreement, we committed to trimming certain trees, Live Oaks, palm trees with clean trunk of 10ft or more, capped at \$80K per year
- Tree damage and clean up from two hurricanes was very costly.

Computer Replacement

- The Business Center has rarely more than one person using the computers as most people now use their phones or laptops. Our IT department is handling this project for the best option going forward.
- Please use the sign in sheet in the Business Center so we can better monitor usage.

Clubhouse Carpet Cleaning and Repairs

- We moved a great deal of furniture around to accommodate the closing of the Auditorium to keep our regular events happening.
- Once we return everything to the Auditorium and rearrange the furniture back to its original place in the Clubhouse, we have a contractor ready to make repairs, patches, paint, and clean the carpets.
- Due to the extent of the work, the building will need to be closed for several days. This will be done after the Auditorium is complete to avoid disrupting regular activities and events.

Home Sales Board

- The Home Sales board is maintained by the Director of Sales for this region, and it has been updated.

Business Office

- The office hours are from 8:00 a.m. to noon and 1:00 p.m. to 5:00 p.m., with a lunch break in between. This information is posted on our door and window as a reminder.
- For those who work during these hours, please call, and we can arrange a meeting after hours.

Fertilization

- We have now gone to a monthly service for alternating herbicide, fertilizer, and pest control applications.
- The plan was developed from the results of the soil testing the we and the HOA did last year.
- This plan is developed to enrich the St Augustine Grass in the community. For this reason please do not seed your yard with any other type of grass
- A sign will posted at the front gate when applications are in progress

Communication

- Email blast will be posted on the Business Office window next to the irrigation map for those who do not use email.

CALLFIRE (AUTOMATED CALL SERVICE)

If you have not signed up for the automated call service or email blasts, we have sign up form in the Clubhouse Lobby.

The call service will send text messages to your phone regarding emergencies or important reminders.

MAJOR PROJECTS FOR 2025

Water System Infrastructure

- Saddle replacements (multi-year project)
- Isolation Valve Replacement (multi-year project)

Road Repairs

- Pavement repairs (multi-year project)
- Miami Gutter repairs (multi-year project)
- Storm drain repairs (multi-year project)

Irrigation

- Bluetooth valve control conversion (multi-year project)

Clubhouse Pool Heaters

- Replace 2 geothermal pool heaters

Auditorium Upgrades

- Complete Auditorium Remodel

Fitness Center

- Replace Air Conditioner

RENTING/SUBLETTING

- All renters must be registered and approved for residency prior to renting.
- Sarasota County ordinances only allow for 30 days or more rentals in Mobile Home Communities.
- Renters must meet our age requirements of one person over 55 and all others over 45.

PARKING/DRIVING ON THE GRASS

It is imperative that you, your guests, your vendors, do not drive or park on our grass. This includes golf carts

PETS

- All pets must be registered in the Business Office
- Pets may not be tied outside for any reason
- Pets must be on a hand-held leash when outside the home.
- Cats are not permitted to roam free they must be kept inside the home or walked on a leash.

HOW OUR IRRIGATION SYSTEM OPERATES:

- We have a pump house on each lake with 25 HP and 15 HP pumps to pump water from the lakes into the looped irrigation system.
- Both pump houses have rain gauges that monitor rainfall and automatically shut down the pumps when $\frac{3}{4}$ inch of rain is recorded.
- Our system includes 581 valves, 30 timers, and over 15,000 irrigation heads on the property.
- We must follow water restrictions from Southwest Florida Water Management District and Sarasota County to protect Florida's aquifer, including:
 - No more than $\frac{3}{4}$ inch of water delivery per week
 - Rain gauges must be used
 - No watering between 10 a.m. and 4 p.m.