

Camelot Lakes Village
Village Manager Meeting
April 13, 2022

Susan Fatzie, Manager / Mike Bond, President / Tony Lombardo, Dave Warta
Directors

FOLLOW UP questions from the January 12, 2022, Quarterly meeting:

1. Auditorium pool repair is complete. What is the long-term status of the pool?
It looks like the product took and they found no issues in the remainder of the pool. At this point we are going to keep an eye on it. Our project manager is reviewing bids for possible resurfacing if necessary.
2. What is the status of the gates for the RV yard? No update since January. Will they close automatically and Lock on their own?
Manufacturer still has them in fabrication, but we should be getting them very soon. They are/will be automatic. Those with a storage space will have a transponder that will open the entrance and exit gate and it will automatically close behind the vehicle.
**Also discussed some users are leaving the gate unsecured.
3. Looks like the old maintenance side of the RV yard is being cleaned up. Status on completion date? (This has taken over 3 years!) Once the new gate arrives and are installed, we will expand and shift everyone to the new layout. The new layout will accommodate large motor homes and wide boats in a much better way.
4. Status on cleaning service for the weekends, is this in place long term? Yes we hired an outside service to do the weekend cleanings since hiring a reliable person has not worked out.
5. Automatic door for the Auditorium is this working? When the button is hit, it does not open door. Does it need to be unlocked on a daily basis? These doors have to be unlocked for the button to work. I understand it was missed and has been added to the daily procedure.
6. Lawn's is still a BIG issue with many residents. Susan, you were reaching out to lawn services to look into better pest control. Any luck on that? (This actually has been brought up for a year) Yes, I have met with an alternative company. We reviewed some choices and we should be getting

a proposal soon. Unfortunately, the moles are here to stay according to this expert. They are considered “beneficial” and eat the pests in the lawn.

7. Mailboxes are these completed? When can we expect all to be up? They are not completed. We are about 85% completed. As per the contract they will be completed by December 31, 2022.
8. Susan, you were going to follow up with your Electrician to find out if he or she could develop an aftermarket shield for the new bright street lights. Any luck with that? Yes, the electrician had a test piece that did not work and has found another after market product that will be installed when it comes in.
9. Streetlights at Halifax Dr and Halifax Lane (by RV Lot), Camelot Dr N and Blair, Brigadoon Way and Terrace, Halifax Place and Halifax Dr are not working. Some were replaced but still do not work. Brigadoon still comes on and then goes off. If they have a yellow ribbon around them we are waiting for a new fixture to arrive or additional wiring to be installed.
10. Common areas are improving. It was mentioned to put the maintenance schedule to remove bushes around Electrical boxes throughout the village. Has this been placed on their schedule? It is and will be done as time allows.
11. Outside Kitchen startup? We do not have a start date. On Monday 4/18 I have a meeting with the project manager to get updated on the progress of this and other upcoming projects.
12. Could you provide the email address for residents to send their questions to in regards to the 22 foot wall going up? Maybe send it out in your email blast as well. (We received several questions from multiple residents about the wall and the HOA feels they should go right to the source.

Here is the info from my email blast in December and I will add this to the email blast for this week and review in “The Scoop” meeting.

Interstate 75 and Clark Road Interchange

It seems like ages ago (I think 2011 or 2012) that myself and a large group of residents attended the first public meeting regarding the reconstruction of the interchange and the installation of a noise barrier along our property. At long last the construction has started! YAY! This project includes a 22 foot wall, a diverging diamond interchange on Clark Road, Widen I-75 to provide an Auxiliary lane from Bee Ridge to Clark, an added traffic signal at the entrance to Camelot East,

replaced signal at Catamaran, bike lane and sidewalks on Clark.

Brian Bollas, Community Outreach Manager from FDOT came a couple of weeks ago to answer questions regarding the project. He gave us some good suggestions and answered many questions. The highlights are below.

- Noise barrier wall on our side of the interstate will begin to be constructed in January of 2022
- Big overhead lighting of the interstate will be changed to lighting that is similar to the University/I75 interchange
- Some of the work will be done at night
- Vibrations from equipment are monitored and if you believe it is too much reach out to Brian 813-262-8549 and they can check into it. You should expect some vibration.
- ***Document the condition of your home as it is now so that if there is any damage from vibrations or equipment you can prove it. The suggestion was to take video or photos with your phone walking around the outside and inside of your home to document the condition of it now before construction starts.***
- Sign up for construction alerts via email or text message by visiting the state website. Link is below.

Visit the state website for more information, including diagrams of the improvements. Here is the link to the FDOT website on the Clark Road/I75 construction: <http://swflroads.com/i75/clarkrd/>

13. Bocce ball courts: These are completed? Status? **90%, we are still waiting for the top layer of crushed shell to be delivered and spread. It is apparently in short supply. We do expect its arrival in May.**
14. Is the Short-Term Gate code in effect? **Yes, it changes every month and those desiring to use it can come to the office or email camelotlakesvillage@covecommunities.com for it.**
15. At least one of the flagpoles in front of the Auditorium has fallen twice. Is there a plan to correct this issue? **When did this occur? We will look into it but none of the staff are aware of this. We have taken them down a few**

times to fix issues we had with the strings and the lights. ***Board will follow up and let me know so I can address the issue.

16. The main gate system seems to be incurring failures rather routinely. What is the long term plan for this system? Some of it is user error on the part of our staff, they are getting used to a little bit different operation. They have been trained on the proper usage and how to avoid causing system errors. Except for one controller the entire system has been replaced this year. The last controller will be replaced in the fall.

Susan, thank you for taking time to meet with us to clear up questions and concerns.

Respectfully submitted

Mike Bond