

Camelot Lakes Village HOA  
Items for VMM on 12 Apr 2023

1. Home at (address removed – for legal reasons) untouched since hurricane. Blue tarps torn and flapping in the wind. What is village ownership's long-term timetable for homeowners' recovery/repair.  
Since the time to get things repaired is taking so long, everyone has been extended grace until our items have been repaired. We are awaiting the installation of the new fence around the Maintenance compound, then I feel we can set up a timetable for homeowners to complete their required items. With that said a neutral letter advising homeowners of their responsibilities and a request for a repair timeline will be going out in the mail next week.
2. What's happening with the Airbnb and VRBO rentals and has a minimum been set for short term rentals.  
Our current rules do not prohibit them, provided they comply with the requirement of registering, background checks, and lease use. Should a resident suspect someone is renting their home without going through proper channels they should report such behavior on the Concerned Resident form.
3. Big pool maintenance - not vacuuming regularly or cleaning the tile edge. Recently pool cloudy, greenish, and unclean. Have spoken with the pool company regarding cleaning issues. Pool deck grates are being replaced to metal in the renovation to prevent future breakage.
4. When will the pool deck be pressure washed and painted? What is the plan/timeline for the pool(s) overhaul? Our contractor believes it will be over the summer, will depend on permit issuance. Deck will be addressed during that project.
5. When will the gazebos be coming back to the big pool? They are a long lead item but have been ordered. They will not be installed until after the pool renovation is completed.
6. Pool furniture needs deep cleaning, not just wiped off. Pool furniture was all pressure washed last week at both.
7. What is the plan for securing/protecting both lake shorelines. With current low water lines, the erosion or falling of the current shoreline is very visible. Our Project Manager is aware of the issue and continues to monitor the situation.
8. Are there currently periodic checks of the village facilities and amenities condition? Recently some of the recreational items were not usable. Would something like that have been caught during a check? Yes, but if a resident experiences an issue reporting it to the office will get the issue resolved. We can't be everywhere all the time.
9. When will the new RV Lot Gates be put into service? The Storage Area gates are in operation, but the exit gate is not operating properly. We have a service request for adjustment.

10. What is the permit and work status for the Outdoor Kitchen? **It is still in County review. The Project Manager is working with architects and contractors to resolve the county issues and move the project along.**
11. What is the status of the Auditorium Upgrade? **The Project Manager is working with architects and contractors on our permit package.**
12. What is the repair timeline for the sunken drain on the west end Camelot Dr, North? **Project manager is developing the scope of work to put it out to bid.**
13. When will the concrete faux brick section of the exit drive be replaced/repared. Current broken pieces are sticking up and may begin to cause tire/wheel damage. **A temporary repair will be made soon. A complete replacement or alternative design is still being discussed.**
14. Automobile speeds continue to increase in the village. Other communities are using speed plateaus, both permanent and temporary, to help reduce speeds. Can those be installed in CLV?

**We can certainly review the issue with our Risk Management team and explore possibilities for future Capital Expense projects but is not budgeted for 2023.**