

Camelot Lakes Village Manager Meeting

April 30, 2025

Present: Susan Fatzie manager, Mike Rosenhagen regional VP, Pam Bentz President,, Jimmy Coe Compliance officer, Denette Groff Secretary, Keith McManus Treasurer, Glenn Addis Special Events, Phyllis Kenline director.

NEW ITEMS:

1. Site Improvements: Is the process the same. Resident gets a letter with specifics as to cleaning up of site, no clean up, receives another letter in 10 days and no response, resident is charged with cleaning up as stated in Rules and Regulations October 2020 Page one, Section A, 2?

Depending on the issue – if its trimming we will hire a vendor and charge the resident plus 25% of the invoice. If it is pressure washing due to the liability involved, if they did not attend to the issue in the allotted time frame the issue would be escalated to our legal counsel for further action as outlined in Florida Statutes 723.

2. Parking in RV storage: How many spots are there on the Electrical side? How many on the non-electrical side? How many residents are waiting on spots? Who keeps the running list? It looks bad back there, who is responsible for keeping RV lot clean? Will the area outside of RV be cleaned up? Will a new plastic/fabric tarp replace the ripped one?

Both sides have power some 15 amp some 30 amp. We are looking at the options for replacement or removal of the electric. We have only a few waiting on spots. To get on the waiting list a resident must fill out the application for storage and when one comes available that can accommodate their type of storage vehicle they are called. The list is maintained here in the office. Each resident is responsible for keeping the space they rent clean. The outside has been cleaned recently, and we will move to the inside, including removal of the screening in the next few weeks.

3. Auditorium parking lot: With all the construction and storage of Pods will the parking lot be part of the paving this year? Plus, the terrible road on Brigadoon Terrace? Is there a list of roads being paved this year? Town hall meeting response on roads was only Valley gutters and Fixing storm drains on North side. Could the above be included?

The Parking lot will not be paved this year. The pavement where the pods are is still in good condition. Seal coating of the parking lots may happen in 2025. There is currently not a list available to residents. I will discuss with the Cove Team who oversees this project.

4. Maintenance staff: Do each of the maintenance staff have a specific job? I believe Lou is in Charge? Nigil does planting/ground beautification? Does Lou give out so many work orders per day? Can Maintenance go back to using the yellow tag when work is completed on residents' home/ sprinkles etc. We know Work order system is not the best. HOA is still working on trying to find out what other options there are out there to possibly improve the work order system. Do other Cove properties have any system in place? I do not believe Mike Rosenhagen knew the answer to this.

While the Team does have specific responsibilities during the day, no one team member has a “speciality”, they are a team and have projects to work on together.

We will make sure that hang tags are being used when completing maintenance requests

The other properties use the same system that is included in our resident management software. I have been working with our IT department on a project to further advance the current system. We have another meeting this week to further outline our needs and review what has been completed thus far.

5. Access management: (AKA Curtesy Guards) Their total hours are 70 hours per week. Any new guard or guards apply? Starting date? Do they just man the gate? Do they drive around through the park? Especially at night when they close buildings. How many guards do you use to fill 70 hours?

We have a new applicant in the process.

Courtesy Patrol are expected to remain at the gate most of their shift as requested by the HOA. They do one patrol of the pools during their shift. They do patrol the community as time allows after they have locked up the buildings.

- a. How many cameras are there in the village? Are they located just in the common areas. Is gate camera functional? Did it capture the person/s who broke through gate? Does someone check these cameras to make sure they are in good order? How often?

We have over 40 cameras in and around the buildings, locations and specifics are proprietary. They are in good order and checked on a regular basis and accessible by several Cove team members.

- b. How do the residents' codes who move out of village get deleted?

They are removed from our software system. The system is also audited quarterly for errors and abused codes.

Discussion of Renters:

Long term renters pick their own gate code and are removed when the homeowner informs us their renter has moved out.

Rentals in Sarasota County for Mobile Home Communities require a stay of 30 days or more. Our rules also require that all renters be vetted and use our specific lease.

ONGOING ISSUE:

- A. Pool cleanliness appears to be an ongoing issue. How often is the pool and spa cleaned? When will signs about showering prior to entering the pool be placed back up at each pool? Since white boards are not at pools any longer would we be able to get a report of pool checks? Assuming the office keeps a copy.

Pools are serviced Monday, Wednesday and Friday. We do keep a copy of the records for the Health Department Inspector as required and can make them available for the Board to view.

- B. The sprinklers we were told at the Town Hall meeting are ongoing repairs and Bluetooth installation. Could you provide sections/homes that have been repaired?

When we are a little further along, we will put up a map.

Irrigation system is off until we receive significant rain due to the low levels of the lake.

- C. Our Compliance officer, Jimmy Coe, took over the list of lights needing attention that Mike and Patti Bond started. Will you be obtaining another contractor to get all the lights up and running that don't require wiring from FPL? Sooner than later? Any success in locating another contractor?

We do have a second contractor, and they have begun the project.

- D. The laundry room is somewhat up and running. Will the ceiling be repaired and painted and any other issues addressed? (2) Two machines are missing. Waiting for delivery? Repairs?

The other 2 machines will be reinstalled once we get the auditorium back together.

- E. Removal of homes, how is this going? Was a contractor obtained to get more homes removed?

Permitting is slow but our Project Manager has 2 contractors lined up for the houses that have been surrendered to us.

- F. Outgoing cobblestone, when is this going to be repaired? Couldn't you use asphalt like on the streets? This has been issue for years. We understand it's a small job no one wants. Can't the general manager or project manager from Cove assist with this?

The construction manager has been well aware of this, for some time now. He has been unsuccessful at getting someone to complete the job. As a temporary measure we will put in some fill.

IDEA:

- A. Could a stump removal company be investigated to come in, give each resident the cost of their removal and due to so many needed removals possibly give a discount and use the \$80,000.00 annual expense (from contract) towards that to offset some of the cost?

We can put this under review, need to think about the logistics of this and if there will even be any amount of the \$80,000 available

- B. HOA has a suggestion for assistance with 2025 Resident directory to get it completed.

- C. Bulletin board or Binder of those residents in Village that may need assistance, IE: yard work, minor repairs. Along with a list of residents that could possibly do said repairs. This would relate to those residents that are not able to perform those tasks. A person would be assigned to keep board/information up to date.

A Binder in the Library would be fine for that.

- D.** Possible board (like sales office board outside of clubhouse) posted for HO that don't have FB. Maybe by main gate, gate shack, that lists Weekly activities. Residents can see on the way into the village.

We have the newsletter that outlines all that is going on the community for those who don't have Facebook. We have also added a section on the glass windows to display the email blasts.

Ongoing monthly VMM meeting dates to be discussed and placed on calendar.

Thank you, Susan, for taking the time to answer the above questions and meet with the HOABOD

Respectfully

Pam Bentz president