

Camelot Lakes Village Manager Meeting

July 8, 2025, 1 pm in Clubhouse

NEW CONCERNS.

1. When homes are up for sale does the owner get a letter to keep up their curb appeal? A lot of homes go to the pot waiting for a new owner to move in. **They get letters too and will be required to keep the yard -curb appeal up or work will be done to clean up the yard and residents will be charged as per the Rules and Regulations.**
Letters are still sent out to address homes with areas that need addressing and to those homes that are being maintained.
2. What is being done about the pole lights around the clubhouse area? They have not worked for months. **The lights around walkways by clubhouse, solar lights are being trailed, and Susan is working with a resident that found an easier one to use and maintain. Trying to get away from electrical and going solar.**
3. There has been a broken umbrella by the bocce ball court for months. Can it be removed or repaired? **It will be removed. Also, the storage bin in the Pickleball courts will be removed. If nets are going to be left out, the Ambassador needs to let Susan (manager) know as she will order a different type. Otherwise, nets should be taken down and placed in the equipment storage closet.**
4. The outer wall on Gantt Road is broken in 2 places. The patch job fell apart months ago. When will it be repaired? **Still sourcing out Fence company.**
5. The main gate is supposed to be manned for 70 hours – this is not happening – what is the schedule and why? **Job posted on Indeed. Still looking for Weekend (Saturday and Sunday) from 1-4 pm. Anyone can apply.**
6. Are 25 lots going to be sodded this year since the soil samples are completed? How do they get picked? **At this point probably not going to re sod the 25 yards. The reason for this is due to the “soil sampling done last year- Susan F. and Mike Bond worked on. It was found that the soil amendment was recommended first. The Fertilizer treatment company is treating the yards every month. They are adjusting the treatments according to what the issue of yard/s is. They analyze the yards at the end of the month to know if they must change treatment. January of 2025 was the start of monthly treatments. The fertilizing is to help build up the lawns. Will continue with monthly treatments as yards do seem to be improving and not just due to the rain.**

7. Is there an update on road repairs? **The project manager is in control of this and is projected for August 2025. The cobblestone areas at the gate, both incoming and outgoing, will be asphalted and Susan is working on this.**
8. How is the mowing scheduled? **Presently the lawn schedule is Thursday and Fridays. Realizing with garbage day change it can be challenging. Try to keep your garbage cans etc. on the driveway so mowers can mow. The schedule is also determined by rain.**

WHERE ARE WE AT.

1. Have the pool noodles been replaced? **These should be here, and Lou Maintenance person will be getting them out for use.**
2. Is the issue of the dog park resolved or is something more being done? **Resolved. Nothing more to be done at this time.**
3. Auditorium – Do we have a new date for opening? Are there still plans to resurface the lot? **No date yet. Working on the changes Fire Marshall wants completed even though they were not in the first set of permits. Resurfacing will commence once the Auditorium is completed.**
4. Iron fence at Auditorium pool. Any updates on repair? **This is an Aluminum fence. It is more difficult to find a company that works on Aluminum. May investigate another solution. When that is found, the pool will need to close until repair is complete. Keep updated.**

ONGOING ISSUE:

- A. Pool cleanliness appears to have improved but what about the chairs and areas around the pool? What is the schedule for cleaning those areas? **Presently Lou is cleaning everyday**
- B. The list of Lights needing repair. How is that going? **Only a few left to be repaired and these are the ones that require wiring/trenches etc. Susan will have Lou investigate Parkway lights to make sure all have light bulbs in them.**
- C. Why is the laundry room repair still at a standstill? Is the issue because of a lack of maintenance men available to work on it? Why has the position of another maintenance person not been filled? **This is on maintenance schedule and due to down one staff member and one on lite**

duty. It has not been completed yet. Help wanted is listed on several sites. No one is applying.

- D. Removal of homes, how is this going? Looks like a few homes have come down and new ones are going in. Any update on getting permits? **4 homes are in permitting, waiting for FPL to disconnect some, 4 others just started the permit process. 1 home coming to Camelot Lake drive south, soon. Several others are arriving in August and September. 2 rehabbed homes will be listed soon by COVE. Presently Cove is not taking any other surrendered homes.**
- E. Concerning a resident email- How is the RV lot divided? How many campers? How many boats etc. Why are construction workers parking there? Do residents know where they are on the waitlist for space? **Resident in Question found a spot at Camelot East. You can check with Susan as sometimes they have openings more often than us. Certain spots are for large RV, Boats on the left side of RV parking. Other spots are designated for small trailers, RV, boat trailers etc. If you are looking for a spot and need a large RV spot and none available you are placed on the waiting list. It's not first come first serve due to what you need stored.**
- F. FYI, with the potential of storms, if houses that are deemed to be torn down and they have not been torn down, the roof will be removed to keep it from flying off and hitting other homes etc.

The following summer VMM meetings will take place only after Susan receives Q and A and sends them back to BOD, and BOD has any further follow-up. Will continue to send out the Q and A in the HOA email blasts.

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

Respectfully

Glenn Addis President

Pam Bentz Treasurer,