

Camelot Lakes Village Manager Meeting

June 10, 2025, 1 pm in Clubhouse

Present: Susan Fatzie manager, Pam Bentz Treasurer, Keith McManus FMO, Glenn Addis President, Phyllis Kenline director.

NEW CONCERNS.

1. Pool Noodles may need replacing as deteriorating and gets into pool filter etc.

Have on order, it should be this week.

2. What's happening with DOG PARK. Resodding? Seeding?

Dog park restoration on going. No seed or sod planned. Have fertilized etc. to help restore grass.

3. Could we get a few more SLOW DOWN signs for Village. Move them around from time to time?

Haven't really done any good in the past. No decision currently.

4. Management email blasts. Could these go out when spraying occurs to stop FB conversation and alert residents as to what is happening?

Will try to alert residents as to spraying. Another application to be completed at the end of the month.

WHERE ARE WE AT.

1. Site Improvements: How is this going? Are Houses getting repaired.

From over 300 damaged homes down to 92 homes still needing repair.

2. RV LOT, is this project moving along? Electrical and cleaning up of inside? Do residents get a letter if their RV slot gets full of junk, clutter?

This is on going as will be most likely to setting up charging stations as people leave their RV's plugged in all the time.

3. Auditorium parking lot: How is the emptying of the PODS going? Projected timeline on resurfacing?

Down to emptying of one POD and will send out notice to OPENING of Auditorium, possibly another month due to changes from the Fire Marshall.

4. Iron fence at Auditorium pool. When will this be repaired? It is a safety issue

This is ongoing to find Aluminum repair man. It is much easier to find if Iron fence.

5. Carport cleanups? looking like trailer trash in here. Place on Camelot East! Turned in pics before of the carport and parking on grass.

Letters still going out with timelines for residents to clean up car ports etc.

ONGOING ISSUE:

A. Pool cleanliness appears to be an ongoing issue. I know the company checks pool 3 x per week, how often it is cleaned, I know you stated serviced, but does that mean cleaned? Jimmy, Keith and Frank have been checking on pool. Keith will bring findings.

Yes, pools cleaned 3 x per week by pool company.

Keith presented the pool committee findings and Cove is maintaining the pools properly. Black Algae will be scraped at a monthly cleaning.

1. Concerned about pool lights in pool, do they work?

Lights are on a timer and should be working.

2. Do outside Pool lights have to be on all day?

This will be addressed with completion of the auditorium as on timers and all will be reset.

B. The sprinklers we were told at the Town Hall meeting are ongoing repairs and Bluetooth installation. Is this being done as Lake levels rise and sprinklers can be turned on?

Several zones are completed. A map of completed zones will be placed on the office window by sprinkler schedule this summer.

C. The list of Lights needing repair. I know you had two companies repairing. How is that going?

Down to about 6 lights that need wiring, so it is more complex.

Companies will be out next week of the 16th to start on these repairs.

Parkway lights Lou, maintenance is working to complete this.

D. Is the laundry room still at a standstill until the Auditorium is back up and running? While waiting for an Occupancy certificate couldn't the laundry room be fixed to completion?

This needs to be done by maintenance men in village. One on light duty and lost one maintenance person. On list to complete the laundry room, ceiling, doors etc.

E. Removal of homes, how is this going? Looks like a few homes have come down and new ones are going in. Any update?

Several homes have already been removed and several new ones already in place. Waiting for permits to remove more of the homes. A total of 6 new homes will be placed this year.

F. Outgoing cobblestone, when is this going to be repaired? Couldn't you use asphalt like on the streets? Were you able to find out if this can be asphalted?

When street repairs take place this year. Looking to placing Asphalt, the broken cobblestone area.

G. It appears that, Cove? Has taken down some stumps? Or where these at Homeowner's expense? Is Cove considering any more stump removal?

No definitive answer to this. Have taken down two large stumps, Blair and Essex, plus one in common area between Stonehaven and Yarmouth Lane

H. The HOA is still available to help with Updating Directory? Could we assist? Where are others at with that? The communication committee has several volunteers that can assist with this.

This is on hold for the moment, as a form is being developed to capture emergency info, directory inf etc. Susan will alert the HOA if we can assist down the line with the Directory project. Hoping maybe by the end of summer?

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

Next meeting to be held 2nd Tuesday, July 8, 2025, at 1 pm. Meetings will continue this schedule as long as both parties agree on dates and time.

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

Respectfully

Glenn Addis President

Pam Bentz Treasurer,

Phyllis Kenline Director

Keith McManus Director