Camelot Lakes HOA and Camelot Lakes Bd of Director's Qrtly meeting

7/29/2026

In attendance:

Mike Rosenhagen-Cove Regional VP

Susan Fatzie-Cove

Joann Sengpiel-President

Troy Rickles

Dona Waldron

Susi Young

Why No Insight at New Resident Orientation:

Issue: Inflammatory language submitted by HOA president Sengpiel

Action: President Sengpiel stated an apology and removal of said language.

Street Lighting:

Issue: approximately 12 streetlights need replaced/upgraded causing safety/security concerns. See attached list.

Action: Mike stated that 8 lights will be replaced/upgraded within the month of August. 4 Lights have to be coordinated with FPL due to their wiring tied to the FPL power system directly. 2 lights have been deliberately cut by someone, possibly due to being too bright over their residence. Mike and Susan stated that they would provide the HOA the location of the 4 FPL lights so that the residents can be made aware of the issue by working with the FPL. Plus, an additional 6 lights by the end of the year for maintained safety. Cove has established a continuous maintience program for streetlights.

Club House use fee:

Issue: Club house room rental fee:

Action: The use fees and deposit was established in the annual rent increase notice, including the September 2025 notice and the 2026 rates. The deposit is refundable when the room is cleaned and restored in good condition.

Memorial fee is waived for residents.

TV remote control is located on wall and operates the TV system in the auditorium.

Lake fountain:

Issue: Front entrance Fountain not operational.

Action: A crane is scheduled to come in for repairs to the fountain. The tentative day is mid-August. Shaft has to be cleaned.

Large Iron Gate:

Issue: needed replacement.

Action: gate has been completed and the stucco work is contracted out by the Cove Const. mgr.

Auditorium:

Issue: TV and acoustics.

Action: Remote Ipad is located on the Lani. Acoustic panels is ordered and waiting on delivery. Tony is heading this project.

Auditorium roof leader:

Issue: Gutter

Action: Cove Const. mgr is scheduling repair.

Pool house gutter:

Issue: Gutter replacement.

Action: Cove Const. mgr. is scheduling repair.

Open gate RV parking:

Issue: gate repairs

Action: the RV gate is functional once the electric has been installed. Contractor is currently installing new electric wiring in the back of the RV lot. Once installed it will connect to control panel for proper operation. Gate is currently left open for resident ease of access.

SOD replacement:

Issue: SOD replacement discontinued.

Action: SOD replacement is not in the current agreement for Cove. Treatment is for SOD is fertilizer/pesticides on a bi-monthly basis. St. Augustine grass only in the community.

Veterans Park: Completed.

Home Repair status:

Issue: Home repair after hurricanes.

Action: We have been working with residents to connect with Resilient SQR to receive repairs and or replacements homes. Those residents who do not qualify and have not addressed home repair needs will be addressed on a case-by-case basis. This is currently an ongoing process.

Irrigation System:

Issue: Major complaint issue for years. Non-Operational.

Action: Costing of replacing system is estimated to be over $5 million. This will be a muti-year repair project.

Rain gauges that are mandated by the state require a half inch or less to engage in the sprinkler system that is operational. Once rain fall increases pass the half

inch mark the system automatically shuts off for state water conservation purposes. The repairs to the sprinkler system is going to be completed by sections. Cove will keep residents informed of each sections of community that is completed and which section is under repair.

Directory:

Issue: Current resident directory.

Action: HOA has decided to take over the directory. All information is currently handled by Patty Bond.

Stump Removal: Over 40 stumps have been removed.

Gym:

Issue: Gym equipment needs repaired.

Action: All current gym equipment is working properly.

Fan in the gym can not be used without tripping breaker.

Parkway Lights:

Issue: needs replaced/repaired

Action: Cove Const.mgr. must execute a contract for replacement.

No timeline was established.

Horseshoe Pit:

Issue: backboards need secured.

Action: Backboards have been secured.

Men's Sauna:

Issue: Breaker is constantly tripped.

Action: Residents/guests are pouring water over the rocks. This in turn trips the breaker which must engage a hard reset plus removal of excess water. Residents/guests MUST only sprinkle water over the rocks for proper use.

Flags: Completed.

Weekend gate attendant:

Issue: Gate attendant is press switch to allow entry.

Action: Gate attendant was reminded of guidelines for entry for Camelot Lakes.

EMS Entry:

Issue: EMS entry

Action: Cove mgnt has volunteered to be a test site for a more sophisticated system. EMS currently enters several times daily.

Resident Maintenance Request:

Issue: Cove management does NOT respond to any requests submitted to them at ALL. This lack of courtesy is frustrating and disrespectful to the community residents. This is a clear lack of communication.

Action: Mike Rosenhagen and Susan Fatzie stated that this will be changed to provide a timely response to inform each request by a resident of their status. This will be done by email, text, or regular mail. Whichever one is requested by residents. This will be done immediately. Management on average receives 10 requests per month.