

Camelot Lakes Village Homeowners and Managers Meeting

12 May 2022 @ 1:00 pm

Present: Mike Rosenhagen, Susan Fatzie, Mike Bond, Dave Kilgore, Mary Santiago, and Tony Lombardo

1. What is the current status of the Settlement Agreement items?
 - a. Auditorium Remodel – Project Manager has sent back revisions to the architect based on the walk through in April with ownership
 - b. Irrigation System Eval and Repair – Ongoing – awaiting another visit from the irrigation company to address some of the issues we are continuing to have with 3 timers. New “dirty water” valves have been purchased and as we need to replace valves we are switching to these which will help with the debris getting caught in the diaphragms causing yards to stay on or leak when off.
 - c. Mailbox Replacement - We are nearing completion. The project is 95% complete.
 - d. Bocce Ball Court Update – The courts are playable but we are still awaiting a better top layer of oyster shell. The shell we have currently is not fine enough.
 - e. Outdoor Kitchen – Project Manager has reviewed additional changes and is waiting for the electrical engineer to update the plans so we can proceed with the project.
 - f. Flagpoles at Auditorium. Also reports of pole falling in winds. Flagpoles are complete.
2. With the varying yard conditions in the Village, would it be possible to have lawns of seashells or other organic materials vs grass? Xeriscaping (plants/ground cover) is permissible but not seashells or other materials.
3. What is the policy on pets in the Auditorium and Clubhouse some residents and guest have allergies? Our rules only restrict dogs in the office itself they are not currently restricted in the rest of the building. Regardless of rule, Service animals and Emotional Support animals would be permitted under current law
4. With the latest outbreak of Algae in the pools can the signage concerning showering before entering the pools be improved? We have new pool rule signs ordered. We

have temporary signs being placed at the entry gates. We can look into additional signage.

5. When will the Veterans and First Responders Memorial/Honor Park be completed? Our project manager has redesigned the project and enlarged the scope of the project to make the area respectful and useful. The new design will push completion out further than 2022.
6. Is there a plan to prevent Lakeshore erosion at our two lakes? This issue is being discussed with the project management team.
7. Is there a system to track Homeowner Maintenance Request? One major complaint is the feedback on the status of requests once submitted and having to place repeated requests for the same item. We have a tracking system in place and working on a notification system for those items that take longer. We have a new work order completion door hanger so that you will know when a work order is completed.
8. Are there plans to improve the condition and appearance of the North Maintenance Yard? The fence has fallen in the past. The grass area is in poor condition. Could more palms or plants be added to help esthetics and a more attractive gate be installed? The gate is being replaced. The additional landscaping, grass and irrigation will be improved at a future date.
9. What is the long-term determination on the ban of alcohol being served at events in the village? What is the motivation for this restriction? A beer or a glass of wine before or with dinner is the convention since the beginning of this village. That has not been decided by the Risk Management Team at this point. The restriction is due to the required licensure to “sell” beer and/or wine. Any event requiring a ticket purchase to enter cannot serve alcohol without a license.
10. Feedback on the new cleaning company is very positive. Is there a possibility they can expand their services to the auditorium, especially the storage rooms off of the main room? We will have them look at these areas.
11. RV parking lot gate replacement status. The installer is scheduling installation as soon as the last piece of the system arrives.
12. Status of homes needing maintenance, clearing of roofs and/or siding, things growing out of gutters, shrubs overgrown, etc. I have sent out several letters (street inspections not the rear of homes) in the last few weeks, including this week. I have not been addressing cleaning of roofs or the back side of homes. I will do complete around the entire home inspections next week.