

Camelot Woods II

Homeowners Association Meeting Minutes

April 19, 2007 07:00 P.M.

Keith & Cheryl Lamb
 45 Camelot Ridge Dr.
 Brandon, Fl. 33511

Meeting called to order at 7:05 by John Bowen

Attendance:

Board Members	John Bowen, Keith Lamb, Terry North, Danielle Tinsley Bob Coronado
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Cheryl Lamb	45 Camelot Ridge
Marti & Mike Albritton	62 Camelot Ridge

1. Review & Adopts Minutes of Last Meeting - Bob Coronado

Minutes from March 29th, 2007 were approved.

2. Financial Report – Terry North

Still in the black with \$20,000 in Bank

Paid \$580 for Signs for “Picking-up after dogs” and “No Swimming”.

3. Committee Report

a. **ARC** – 4 Request were received and approved.

1 – Wheeler for a Well

1 – Hamed for Dead Tree removal.

2 – Lambs for a Well and Stucco Repair

- A request for Pavers on Driveways was discussed and currently the Board opposes because no clear direction on colors and uniformity. The ARC will do more research on this and provide some guidelines.

4. Old Business – John Bowen

a. **Popova Status** – no updates

b. **60 Camelot Ridge** – The next process is to establish a “Fine Committee”. State law

requires a separate committee with 5 homeowners to vote. These homeowners can not be on the Board or ARC committee. Susan Deegan offered to Chair that committee. Mike Albritton will also serve. Bob will ask Raymond Hamed, Loc O'Neil and Steve Stewart to be on that committee.

c. Review of Covenants and By-Laws – Tabled - John and Terry had meet together and noted some items that would change. Concern was that it would take a complete re-write and produce good document and Legal help would be needed to do it right. They also would like to put in a provision that talks about “Assisted Living Facility”. John will ask Wise Property to provide a cost.

d. a. Cost for Trash Pick-up by Pond – Wise has provided a contractor to use and John will contact him for a cost.

e. Painting letters at entry Cost – same as item d:

5. New Business

a. Annual Meeting – Annual meeting is set for May 22nd. Talk to neighbors to turn in any proxy if they do not intend to show up. John suggested that we cut back on the Board members from 5 to 3. President, Vice President/Treasurer, and Secretary. John will ask Wise property for advice on how to officially propose this change.

6. Open Forum

a. Posting Signs – Terry would like help in posting the signs on Saturday between 9:00 am – 12:00 pm.

b. Refreshments for Board Meeting – Refreshment will be provided at the next board meeting and will be paid out thru Petty Cash.

Next meeting scheduled Board Meeting will be talked about at the Annual meeting, House to be determined.