

Camelot Woods II

Homeowners Association Meeting Minutes

January 25, 2007 07:00 P.M.

Daniella Tinsley
 40 Camelot Ridge Dr.
 Brandon, Fl. 33511

Meeting called to order at 7:00 by John Bowen

Attendance:

Board Members	John Bowen, Keith Lamb, Terry North, Bob Coronado Danielle Tinsley
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Wayne Williams	212 Excalibur Court
Al Harrelson	209 Excalibur Court
Chris Rodems	210 Excalibur Court
Mike Grace	85 Camelot Ridge
Mary Ann Smith	95 Camelot Ridge
Raymond-Heather Hamed	98 Camelot Ridge
Clifton Gamaill Thompson	40 Camelot Ridge

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

Minutes from the August 31st meeting held for further review by the board. Will be brought up in the March Board meeting.

2. Financial Report – Terry North

Operating Assets	\$ 9,164.63
Reserves	<u>\$ 5,036.69</u>
Total Balance	\$22,431.50 as of 12/31/2006

We came in under budget for the year 2006 in all areas except legal and that was exceeded by only \$187.29

Wise now have legal involved in collecting past due fees. The board will check with Wise and clarify what we want as far as when a lawyer should get involved in

collections.

A question about raised on seeing if there is a Limit on what the Reserve limit has to be.

3. Committee Report

a. ARC –

- Friendly reminders were sent in regards to hedges.
- No request received from wells as of yet. There have been wells that were put in the neighborhood since our last meeting.

4. Old Business – John Bowen

a. Popova Status – No Status yet. We have paid the lawyer over \$4,000 and approaching the \$5,000 mark. The next step is a Court appearance.

b. Tree trimming Status – Feb 21st thru the 23rd is when the tree trimmer will be coming to trim the Camelot Woods II front trees. The cost will be \$1,800 which will include hauling the tress away. Neighbors will be informed during the Roster update project.

c. 2nd Violators notice 60 and 94 Camelot Ridge – 2 notices, a Action letter and a Lien have been put on 60 Camelot. A fine committee will need to be set-up. \$100 a-day with a max of 10 days. Possible path is to go to small claims court and get a fine imposed, go to court with out a lawyer and get a judgment. Board motioned to go forward with the fine and john will draft a correspondence for Wise.

Issue with 94 Camelot will be close. Homeowner has done a good job replacing the sod.

d. Website Status – The website is up and running check it out at www.camelotwoods.org . Danielle has a blog at the following URL myspace.com/camelotwoods

e. Newsletter - The last newsletter was distributed via the mailbox. All other newsletter will be done via the website.

5. New Business

a. Updated Roster for 2007 – Bob will distribute a current Roster to have volunteers to go door-to-door for roster updates. We will also include a tree trimming notice to the homeowners. Volunteers will include the current Board as well as Chris Rodems, Mike Grace, MaryAnn Smith and “Jamel” Thompson.

b. Review of Covenants and By-Laws – Tabled. Will need a small committee to go thru it. Chris Rodems offered to help out.

c. Wells – Long discussion on Wells. Chris Rodems commented on what it would take to get 75% approval to change the Covenant and Restrictions to allow wells in Camelot Woods II. Chris also mentioned that the Board has the rights to change the By-Laws.

John Bowen commented on Article 13 Sec 1 in which the Board is empowered to look at what was the intent of the rule and the board has the right to interpret.

Article 12 sec 23 Water Supply and Sewerage – No wells shall be installed except by the Association.

A question was brought up about possibly having a “well” would fall into the same category of “energy saving”. The comment from the board was that having a ‘well’ would in fact deplete the water table faster because the homeowner does not have to worry about the cost of water.

With the Board making the interpretations, the board agreed that ‘wells’ would be allowed in Camelot Woods II and will be subject to ARC approval.

6. Open Forum

a. Pond Weir - Has been repaired and done.

b. Electricity - The only electricity the association pays is for the front entrance.

Next meeting scheduled for Thursday March 29th, 2007 at Terry North house.