

Camelot Woods II Homeowners Association Meeting Minutes July 21, 2005 07:00 P.M.

John and Cheryl Bowen Home
49 Camelot Ridge Dr.
Brandon, Fl. 33511

Meeting called to order at 7:03 by John Bowen

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

Minutes approved.

2. Financial Report – Terry North

- Legal fees up 521% above budget
- Water up 208%
- Terry will finalize the Financial report and get a copy to everyone.
- Year-to-Date : (-\$1000) in the red.

3. Old Business – John Bowen

a. Block Party – A big thanks to Susan Deegan, Julie Goodwin, Cheryl Bowen, MaryAnn Smith Thanks for putting everything together. As we build up more reserves, we will use it to offset any cost.

b. Blue Mulch – Diane Popova and the HOA were required to pay \$175 to the court for Mediation. Diane did not show on the date the court set for mediation. Now we can proceed to court.

c. Newsletter – The Newsletter went out. The question raised is how often. Possibly doing one Quarterly. We'd like to get one sent out before the HOA meeting with the agenda. John Bowen is looking for any input.

d. Neighborhood Roster – John will get with MaryAnn to finalize the Roster.

e. **Pond Access** – John talked to Jim Simons and is opposed to any path. Janet will apply for permits needed. Also Janet will look for permit to remove vine and vegetation. Bob Owens is the person she is working with on the county side. The Board approved to spend \$150 for the permits.

4. **Committee Reports**

a. **ARC** – Ana talked to the Peters and they are working on getting the lawn fixed. No new request has been received. With Willie Ortiz leaving the neighborhood, Cheryl Bowen will replace him.

b. **Adopt-a-Pond** – No date set for new testing Pond. Janet Boehm would like to schedule a weekend for weeding and clean-up of the pond. Janet will do a flyer and schedule the cleanup on the same date as the Fence repair.

c. **Welcome** – Julie Goodwin went to see the new neighbor Ed and Judy Peters. Bob will draft a Welcome letter for Julie to hand out to our new neighbors. A current roster and Deed Restrictions manual should also be provided if possible.

5. **New Business**

a. **Chinch Bugs/ Lawn Problems** – Chinch bugs are attracted to hot areas like near the sidewalks. We have a responsibility to keep the neighborhood up. Possible ways to handle this issue is to knock on doors or let the management company handle. The board is addressing 94 Camelot Ridge now. John will draft a letter and send it the owner.

Keith is looking into other companies that will have more of a hands on presence.

b. **Fence – Tree Damage, hole, Engineer Inspection** – The Weir are now fixed and now is ready for inspection. A special engineer is needed to inspect it. We have found an engineer to look at for \$450. Compass Engineering.

Jim will get the fabric needed to fix the broken fence. There has been no more water problems with our pond and the Helike's property. There is a tree that angles about 30 degrees that will eventually fall on the fence. The Helike's offered to help drop their fence and cut the tree down. This will be scheduled as part of the work day with the pond. Possible the 3rd week on August. The board authorized any material that will be needed to fix the fence as well as the engineer cost.

The Helike's would like to put in dummies cameras to prevent the kids from coming on their property. Dan Rodgers have offered to provide free of charge. John Bowen will contact Dan.

c. Water Damage to Road - It's that time of year in which there seems to be a small spring popping up in front of the Daly's and Bowen's street. The County is aware of this and is scheduled to look into the problem. This is not high on their agenda.

d. Mini-Grant - Janet Boehm attended a conference on "How to apply for Grants". Janet applied for a grant that has a \$1,500. maximum payout for getting a mulch trail. Other grants available are for Low Volume Sprinklers and Tree program. Funds up to \$2,500 can be received.

e. Re-Zoning Request Adjacent to Camelot Woods – Chris Rodem's has already been working with Tom Lee on the Owens property. John would like to represent the HOA in the upcoming meeting for re-zoning on Aug 15th.. The owners of the property would like to zone the property as RSC4 (small lots). We are seeking a RSC3 zoning. This lines up with our property.

6. Open Forum

- We are paying \$605 monthly. Nov 2003 we paid \$500. According to Keith, this seems to be a good deal only because of all the work needed to be done. Keith checked with other companies and everyone seems to be higher.
- Contracts – Keith would like to see who we are paying and review the contracts.

Next Board Meeting will be announced in the next Newsletter.