

Camelot Woods II

Homeowners Association Meeting Minutes

June 19, 2008 07:00 PM

Terry & Millie North
 64 Camelot Ridge Dr.
 Brandon, Fl. 33511

Meeting called to order at 7:11 by Terry North

Attendance:

Board Members	Terry North, Marti Albritton, Bob Coronado
Millie North	64 Camelot Ridge Dr.
Heather Hamed	98 Camelot Ridge Dr.
Ana Coronado	96 Camelot Ridge Dr.
Mike Albritton	62 Camelot Ridge Dr.
Dan Rogers	69 Camelot Ridge Dr.
Wayne Williams	212 Excalibur Court
Ken Tatka	Excelsior Community Mgmt

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

Previous meeting minutes were approved and adopted.

2. Introduction of Board Members - Terry North

Terry introduced the new Board to the Homeowners present.

3. Financial Report – Marti Albritton

The Homeowners Association has ‘Healthy Reserves’ in the bank. \$20,067 Cash on Hand.

- 10-12 Homeowners have pre-paid.
- 12 homeowners are past due owing a total of \$2,300.
- Pre-paid insurance was inputted in the wrong column.

4. Committee Report

a. ARC - Millie and Heather

- 62 Camelot – Palm Trees approved
- 73 Camelot – Cover patio

- 65 Camelot – Pressure cleaning done and Color for painting has been disapproved.
- 76 Camelot - Fence Extension – Denied based on the HOA Covenants and By-Laws page 35 – sec 31 – Fence and Walls should be 6 feet high from the closest slab of the house.

5. Old Business – Terry

a. **Popova Status** – Sept 15 9:15 pre-trial scheduled. Sept 29 is a non-jury trial.

b. **New Management Services** – Excelsior Community Management – Ken and Amber Tatka

c. **Surveillance Camera** – Ken Tatka

- Much talk about this topic. Comments that the front entrance and exits is too dark. Tag cameras are expensive and can cost about \$12,000. Improving lighting would help.
- Verizon can provide a line to the DVR for recording.
- Dan Rogers will provide an estimate to Excelsior on the cost for his company install and provide service. Also, Dan would like to see the quotes provided to see what can be trimmed from the cost.
- Typically, cameras can catch the culprit, but the law will need fingerprints and witnesses to prosecute.

d. **Neighborhood Watch Program** – On Hold

6. New Business

a. **Community Activities** - Some neighbors are currently doing “Fun walks” walking about 3 to 4 times around (2.5 miles). Neighbors are encouraged to come out and join them. Bike rides could also be a way to get to know each other.

b. **Garage Sale** - Table till next meeting. Possibly having a party on the 2nd Sat in Sept.

c. **Website** - We would like to update the HOA website with pictures and posting ARC meetings. Please forward all pictures to Bob Coronado.

d. **Speed Bumps** - This is a non-issue, since the County regulations prohibits them.

e. **Gating the Community** - Much discussion on this subject.

- Gating the community has expenses that will need to be budgeted for. Asphalt is expensive.
- There is a new product called Grip-Flex that has a life span of 10 years.
- 49 Homeowners (Camelot I and II – 61 homes) will need to approve the

gating project in order to move forward.

- Ken, from Excelsior, will provide a cost estimate with different scenarios to be put in a survey and mailed to the homeowners for a response if this is something that should be pursued.
- Should the community choose to gate, there will be a need to budget for sidewalks, sewers, and road repairs as well as other possible cost.
- Prevention is a good key to preventing crimes. If you have an alarm, arm it, keep garages closed.

f. **Add 2 additional members** - This is currently put on hold. The ARC and board would like to see 2 more homeowners added to the ARC.

g. **Jim Cannon's fence addition** - Excelsior will do more research on this matter, with measurements to be taken by Ken.

7. **Open Forum** – The board would like a collection policy recommendation to be implemented by Excelsior.

Next meeting is scheduled for August 21st at 62 Camelot Ridge Dr.