

Camelot Woods II Homeowners Association Meeting Minutes June 2, 2005 07:00 P.M.

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

Meeting called to order at 7:05 by John Bowen

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

Minutes approved with changes to Adopt-A-Pond.

2. Financial Report – Terry North

- As of Apr 25th, the Money Market fund has \$716.22 and the Checking acct has \$3,000. 20 Homeowners are behind on their HOA dues. Terry discovered that at the end of 2004, the HOA was \$8,113 in the red.
- Terry recommended that we start looking at our current contracts to see what we are paying for. John assigned Keith Lamb to be in charge of Contracts.
- John Bowen briefly went through the 2005 budget.

3. Old Business – John Bowen

- a. Popova Blue Mulch – John is waiting for the State to go through the motions.

4. Committee Reports

a. **Pond Access** – The Committee members are: Shawn Long, Jim Simmons, Susan & Dave Deegan, Janet Boehm, Jim Cannon.

The last meeting was volatile. Jim Simmons biggest issue is privacy; he's concerned about a path adjacent to his property will lead to people walking through his property. Committee applied for grants for a privacy hedge, but was not approved. Jim Simmons did not recall previously agreeing to a pond access in the common area adjacent to his property, and offered his opinion that any alteration to that area is illegal. Nothing concrete was decided in the last meeting. John Bowen shared emails exchanged with Chris Rodems and this subject, and recommended we withhold any decision on a way ahead until we get more information on approvals and permitting.

b. Adopt-a-Pond – Committee members are: Janet Boehm - Chairperson, Cheryl Bowen, Anna Stewart, Susan Deegan, Jim Cannon.

Janet Boehm reported that the last planting was done in April 2004. She suggested we do a clean-up first before we plant anything. New vines and weeds are starting to grow. The water quality is deteriorating. June 14-16 Janet's son will be going through training and provide a report to the Board.

Another Planting session will be planned, but Janet is afraid with the pond access being blocked, most people will lose interest.

Janet will attempt to attend a workshop on "How to Apply Successfully for Grants" offered by the County. Deadline for applying is July 22nd.

c. ARC – Committee members are: Ana Coronado – Chairperson, Jeff Stone, Mary Ann Smith, Susan Deegan, Willie Ortiz (until he moves), Cheryl Bowen.

MaryAnn gave a report on the Portable Basketball Goals being left out.

Susan Deegan suggested someone put together a Information sheet with bullet points on what are some of the common rules are within the our HOA.

John Bowen will take on the task of putting together a Newsletter. It will include information about the upcoming July 4th block party.

5. New Business

a. Social Event – Susan Deegan, Julie Goodwin, Cheryl Bowen, MaryAnn Smith will work together to work out the July 4th Block Party to be held at the Bowens.

b. Welcome Committee – Julie Goodwin volunteered to head this committee.

c. Pond Inspection - Is now due. Jim and Terry will be doing some repairs before the Biological Research Association. Janet Boehm has a permit that she will give John Bowen for the weir. Janet will also look into what kind of engineers are needed.

6. Open Forum

- Issue with Racing of cars and scooters on Camelot Ridge. John will include something in the Newsletter.
- Sign to be displayed in front for "Deed Restriction" and "No Solicit". Janet will

look into getting Grants to fund these signs. This item has been tabled till next meeting.

- Fence Damage on the Top Rail. Jim Cannon will look into what is needed to repair.

Next Board Meeting will be scheduled for July 21, 2005 at 07:00 P.M. at John and Cheryl Bowens House - 49 Camelot Ridge Dr.