

Camelot Woods II

Homeowners Association Meeting Minutes

Mar 25, 2008 07:00 PM

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

Meeting called to order at 7:06 by John Bowen

Attendance:

Board Members	John Bowen, Mike Grace, Danielle Tinsley, Terry North, Bob Coronado
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Jonathan Smith	95 Camelot Ridge Dr.
Keith Lamb	45 Camelot Ridge Dr.

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

Minutes from Dec 13th 2007 were approved with corrections.

2. Financial Report – Terry

Still in the black with \$31,631.279 in Bank
 Year-to-Date Budgeted: \$3,583.37
 Year-to-Date Actual : \$3,633,97

3. Committee Report

a. ARC - MaryAnn Smith – Paper report provided

- 2 ARC request for Lights and Play Yard Set. 21 letters were sent to Homeowners of violations and friendly reminders of cleanups.
- Grass types in neighborhood – recommendation on what is best Bermuda or Zoysia. Keith lamb volunteered to do some research on this subject and here is his findings:
 - I did do a bit a research on the subject and I will include some of it here. It will be ultimately up to the board to decide, but I feel that whether now or at a later date it would be wise, if not forward looking to consider at least a couple of alternative to St. Augustine.

- First contestant is: Hammock® Centipede. It is slightly finer in texture(smaller leaf blade) than St. Augustine, but a closer match than any other, non St. Augustine cultivar. Here is a link to the developer:
http://www.environmentalturf.com/grasses_hammock.html
- Second contestant: UltimateFlora™ Zoysia. An even finer texture than centipede, but not as fine as Bermuda.
http://www.environmentalturf.com/grasses_ultimate.html

There is a local landscaper who does a bit of work with these two grasses.
<http://www.flintsod.com/index.html>

There are seeded varieties of centipede worth noting along with more info.
http://www.hancockseed.com/seedinfo/index.php?option=com_content&task=view&id=12&Itemid=12

Info on Empire Zoysia which has been planted locally.
<http://www.laymanstraining.com/lawn.html>

Just a note. All this information I sought out on my own. I do not know any of the growers or landscapers nor do I recommend any one in particular.

4. Old Business – John Bowen

- a. **Popova Status** – Sept 15 9:15 pre-trial scheduled. Sept 29 is a non-jury trial.
- b. **Surveillance Camera** – In an effort to look at all possible solutions, Mike Grace was able to talk to 3 different contractors but no one was willing to put anything in writing. Cost can range from \$5,000 - \$20,000. An ADT expert advised a DVR metal enclosure with 120 v power with at least 2 cameras. Mike will try to get a firm proposal for next meeting.
- c. **Neighborhood Watch Program** – On Hold for now because of nothing has been done yet.
- d. **Proposal on Mailbox and Light Poles Painting** – All Done. This item will be closed.

5. New Business

- a. **Proposal for Management Service** - Current issues the Board is facing with the present Mgmt Company are as follows: Company located in Lutz, which communication must be done via email or phone. Delinquent notices are not being understood on when to take it to a 3rd party. Maintenance capabilities are lacking with

less than quality of work.

Excelsior Community Management Company was invited at the Board meeting to see what they can offer. They currently manage a 500 Condo community. This company is local (Riverview) and uses the same attorneys, Bush and Ross for any long standing lawsuits. They currently manage a 2.2 million budget and have 2 very reliable handymen. Any maintenance contracts are submitted for bids. They would provide a 30 day out clause on either side with a year-to-year contract. They have been licensed since Oct 2006 and renew every 2 years. They attend educational classes to keep current with laws.

The board had asked that they provide a written proposal to the board with a possible transition in June.

6. Open Forum

- **Annual Meeting** – Set for May. The Board would like to meet in April. Possibly going door-to-door for Proxy votes.

Next meeting will be scheduled in April.