

Camelot Woods II

Homeowners Association Meeting Minutes

March 29, 2007 07:00 P.M.

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

Meeting called to order at 7:05 by John Bowen

Attendance:

Board Members	John Bowen, Keith Lamb, Terry North, Danielle Tinsley Bob Coronado
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Ana Coronado	96 Camelot Ridge
Millie North	64 Camelot Ridge
Susan Deegan	73 Camelot Ridge

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

Minutes from Nov 7th, 2006 and Jan 25th, 2007 Board meeting were approved.

2. Financial Report – Terry North

Year-to-Date

Actual \$ 1,277.88

Budgeted \$ 1,743.81

Variance (465.93)

3. Committee Report

a. **ARC** – No Report. Tabled for next Board Meeting. Susan Deegan brought attention to the Board on the following items:

- 71 Camelot house is currently not occupied and there is lots of garbage in the back yard. John Bowen will bypass the ARC committee process and write a letter to Wise Mgmt to send a letter to the current homeowner.
- Dog walk area. We have dog owners walking dogs in the common area and not picking up after them. Especially between 73 and 83 Camelot Ridge Dr. Terry will do some research to see what the cost will be for 3 signs to display in the common areas to pick-up after the dog per the Florida ordinance.

4. Old Business – John Bowen

a. **Popova Status** – Popova lawyer is presenting to the judge that the board is doing selective enforcement. Camelot Lawyer says that it's a last ditch effort and will require a Discovery process in which questions will be asked on what other homeowner also has blue mulch in which we OK'd. At this point, the only way we will drop the case if all the Camelot lawyers' fees are paid in full, which is over \$4,000.

b. **2007 Directory Status** – We now have the majority of the homeowner's updates. There are still a few that needs verification. Bob will get verification and then publish a new 2007 Directory listing and put it in the mailbox.

c. **60 Camelot Ridge** – The next process is to establish a "Fine Committee". State law requires a separate committee with 5 homeowners to vote. These homeowners can not be on the Board or ARC committee. Susan Deegan offered to Chair that committee. The Board will get 4 more people to meet with Susan to establish a fine.

d. **Review of Covenants and By-Laws** – John and Terry will meet together and produce a draft document with the proposed changes. They would like to present the draft on the next board meeting for approval. We would like to present it the homeowners at our Annual meeting.

5. New Business

a. **Trash in/around pond**– John will get with Wise to see what the cost would be for them to get someone to pick-up the trash. Also, Keith will get with the lawn guy to make sure they pick-up the trash vs. just mowing over it.

b. **Painting letters at entry** – John will get with Wise as well to get a cost of getting someone to paint the letters on the sign.

c. **Halecky's plan for Development South of CWII** – Lynn Halecky presented her plans of developing 42 of her 85 1/2 acre property into 15 lots with the smallest being 1.5 acre and the largest being 5 acres. These lots will have custom homes with a minimum of a 3,500 sq ft. Outside lots facing John Moore will have City water and the inside lots will be on well water. The Development will be called "Alafia Country - A Conservation Sub-Division". Lynn would like the board to draft a letter to show the County that we have no issues with her plans as outlined. If her plans changes, we

might have issue. John will draft a letter to Lynn. Lynn would sell the south end of the property 1st, and she believes that the North end will sell in about 8 – 10 years from now.

6. Open Forum

a. Trees Sprayed for Moss – Terry will provide a quote on cost to remove moss on the front trees.

b. Watering Front area – Keith will get some low volume sprinklers for the front area to keep it watered more often.

Next meeting scheduled Board Meeting is set for Thursday April 19th, House to be determined.