

# Camelot Woods II

## Homeowners Association Meeting Minutes

### November 6 2008 07:00 PM

Danielle Tinsley  
 40 Camelot Ridge Dr.  
 Brandon, Fl. 33511

**Meeting called to order at 7:05 by Terry North**

**Attendance:**

| Board Members            | Terry North, Marti Albritton, Danielle Tinsley, Mike Grace, Bob Coronado |
|--------------------------|--|
| Alan & Kristen Holmes    | 65 Camelot Ridge Dr.   |
| Jonathan & MaryAnn Smith | 95 Camelot Ridge Dr.   |
| Ray & Heather Hamed      | 98 Camelot Ridge Dr.   |
| Steve Stewart            | 91 Camelot Ridge Dr.   |
| “Loc” Colvin             | 94 Camelot Ridge Dr.   |
| Ken Tatka                | Excelsior Community Mgmt   |

**Review & Adopts Minutes of Last Meeting - Bob Coronado - Tabled**

**1. Financial Report – Marti Albritton**

- a. **Current Budget** - The Homeowners Association has ‘Healthy Reserves’ in the bank. \$17,000 in the Bank. \$2,000 in the rear. \$2,900 pre-paid.
- b. **2009 Budget – Ken**
  - Propose new budget passed out. Board asked to keep the homeowners cost the same as last years. Ken will rework the budget.
  - Some items that need attention by priority:
    1. Tree Trimming : about \$4,200
    2. Front wall repair and sidewalk cleaning on common and pond outflow. \$7,000
    3. Irrigation
    4. Landscaping
    5. Lighting

## 2. Committee Report

### a. ARC - MaryAnn and Heather.

- No new request. Still trying to deal with long existing problems.
- Letters seemed to never have been delivered or received. Ken will provide copies to Bob.
- New Guidelines were decided in Aug 2008, but never sent to homeowners or put on the Web. Hedges should be limited to 5 feet from house. Ken will send to Bob for addition to the Web site.

## 3. Old Business

### a. Community Block Party Feedback – Marti

- 17 households attended out of 50, each bringing a cover dish. Games were played and everyone had a great time. Total cost was \$225. Looking to make this an annual event.

### b. Oct Garage Sale Feedback – Danielle

- Great turnout. There were many early buyers coming early with flashlights in hand. Total cost \$125.

### c. Gate questionnaire results - Terry

- This issue is now considered a closed and dead. 50% responded to the survey.

### d. 76 Camelot Ridge Backyard Structure - Terry

- The Structure went up before ARC received any paper request. The ARC denied the request in the June meeting. ARC brought it to the Board and they also denied the request. A letter will be sent with the fine. Looking for a daily 7 day notice \$25 a day unless homeowners calls. Maximum fine will be up to \$1,000. Lien will be placed on house with attorneys fees being paid by the homeowner at 76 Camelot Ridge if no compliance is seen.

## 4. New Business

### a. Maintenance (Trees Trimming / Brick Repair) - Ken

- One time tree trimming will be done with reserve money. Ken will get updated quotes from Quality Tree, Pro-Tree, and Gulf Coast. There are 2 live trees, less than 2 inches that will need to be cut down. Trees will have a 18 foot canopy. Currently looking at \$4,200. Brick repair will most likely cost \$7,000.

### b. Verizon Lawn Repair - Ken

- Verizon has completed their work in the neighborhood, but lawns are in need

of repair. Ken will meet with Verizon to fix lawns properly.

**c. Community Insurance - Ken**

- Ken is shopping around for a new insurance company. Our current agent for Ed Jones, have not been very responsive. Now is the time to look, since we are done with the lawsuit.

**5. Open Forum – All**

- Progressive Dinner was mentioned for an event in Dec. Ana Coronado will look into organizing it with Heathers help with anyone that would like to participate responding to an internet “e-invite” message.
- Ken had asked for a waiver of reserve requirements of 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Qtr come Jan 1<sup>st</sup>. Board voted and all agreed.

**The next meeting will be Scheduled for Jan 22<sup>nd</sup>  
at 62 Camelot Ridge Drive at 7:00 pm**

9:00 the meeting is adjourned.