

# Camelot Woods II

## Homeowners Association Meeting Minutes

### November 7, 2006 07:00 P.M.

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

#### Meeting called to order at 7:00 by John Bowen

#### Attendance:

<b>Board Members</b>	<b>John Bowen, Keith Lamb, Terry North, Danielle Tinsley, Bob Coronado</b>
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No homeowners present

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

Minutes approved from the August 31 meeting.

#### 2. Financial Report – Terry North

Reserves (CASH)		\$11,000.00
Operating Acct Bal.		\$ 8,000.00
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Total Cash		\$19,539.00

#### 3. Committee Report

a. ARC – Request were received and approved.

*Update:*

- 37 Camelot – Albert Paone – Satellite Dish and Hedge issues. Mary Ann has personally given ARC forms to them as well as phoned them on this issue. Still no response.
- 89 Camelot – Dan and Kimberly Rogers were given the go ahead to replace their damaged shed based on having approval from previous board.

b. Newsletter – None published because of nothing new. John asked that any request

should be sent to him for addition. Future Newsletters will be on Website.

#### 4. Old Business – John Bowen

a. **Popova Status** – Association attorney went to court 17 October regarding defendant's motion to amend defense. Judge granted the order allowing affirmative defenses. Our attorney advised that this was expected outcome and a normal defense. He sees no issue with the amended defense. John presented the current legal bill for \$418. Board motioned to approve the payment of this bill.

b. **Tree Trimming** – Keith received the 2<sup>nd</sup> estimate which ranges from \$1,800 to \$2,100. There are about 100 trees and 90 need some working on. The cost includes hauling the trees out. The board motioned to approve the cost at \$1,880. Keith will get a written statement and should include the front trees.

c. **2<sup>nd</sup> Violations** – From the previous NOV's issued, 53 Camelot is working hard on improving the lawn and 83 Camelot has replaced the sod. 94 Camelot and 60 Camelot were sent 2<sup>nd</sup> notices with no response from homeowners. They will be notified to attend the next board meeting where we will discuss the next course of action, including establishing a Fine Committee. On a related note, 60 Camelot is over two years delinquent on their HOA assessments. Lien has been filed against the house.

d. **Website** – Bob and Danielle will work on the website to get it up-to-date.

#### 5. New Business

a. **Pond Access Maintenance** – John and Keith will work on trimming and controlling the weeds.

b. **Annual Budget 07** - Terry informed us that the Insurance is being canceled from Nationwide.

Actual cost is \$1,680 and the proposed new cost is \$1,850. Wise had advised the Board to increase assessments by 9%. To keep current. The Board proposed to have a 0% increase. After much discussion the Board chose to maintain the current annual assessment by lower the reserve assessment budget from \$37.50 to 27.50. That will bring the reserves from \$7,500 to \$5,500. The Board motioned to approve.

c. Updated Roster – Bob will provide a color code roster for the board to split-up and greet homeowners and get information for the 2007 Roster. We will include email address, and kid's birthdates.

#### 6. Open Forum

a. **Front Plants Removed**– Keith will look into getting new plants to replace the

one taken out and pay for them via Petty cash.

- b. **Soliciting** – We have had several complaints on people soliciting in our neighborhood.
- c. **Wells** – John had notice that 207 Excalibur has had a well company digging and will notify the owner that wells are restricted according to the by-laws for our neighborhood. Digging should cease right away.

**Next meeting scheduled for Tuesday Jan 16<sup>th</sup>, 2007 at Danielle Tinsley house (40 Camelot Ridge Dr).**