

**Camelot Woods II
Homeowners Association Meeting Minutes
October 17, 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

Attendance:

Board Members	Home Owners
John Bowen	Cheryl Bowen 49 Camelot Ridge
Bob Coronado	Janet Boehm 65 Camelot Ridge
Terry North	Millie Lamb 64 Camelot Ridge
Keith Lamb	Allen Judge 54 Camelot Ridge
	Angela Ameida 78 Camelot Ridge

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

Minutes approved.

2. Financial Report – Terry North

- \$8,000 in reserve
 - a. 3 Homeowners behind by 2/4. Letters sent by John Bowen.

3. Committee Reports

a. ARC – 3 Request were received and approved.

- Julie Goodwin addition in back
- Bob & Jalena Bradley Playhouse construction for Christmas.
- Paul and Beverly Stran - Fence on South side for privacy

Letter will be sent for houses that have yet to put basketball hops away.

The board suggested that a ‘walk-thru’ the community be done for any violations to be written and sent to Wise for notification to be sent.

b. Adopt-a-Pond – Nothing will be done until access to pond is available. Terry mentioned that \$175 is being spent on Aqua-terrace for weed control Janet does not think anything is being done. Terry will cancel the contract.

c. Welcome – Julie Goodwin went to see the new neighbor Greg and Heather Phillips.

4. Old Business – John Bowen

a. Popova Status – Diane Popova did not attend the mediation hearing . A summons was served on Sept 8th with no response. There is a For Sale sign is up. The \$2,500 retainer is used up and the lawyer is asking for \$713. This has been approved.

b. Neighborhood Roster – Was distributed with the Newsletter that went out. We are asking if there are any corrections, that it be sent to John Bowen, We will distribute another roster in the beginning of the year.

c. Pond Inspection – The Weir is completed and inspected. The cost was \$450 in which John Bowen paid personally.

John also paid for 2 plants for the Front entry way, and copies made for the Newsletter and Roster. The total cost approved to reimburse John Bowen is \$512.36.

d. Fence Repair – The Saturday work party was a success and this was completed.

e. Pond Access – Permits have been applied and the EPC has approved the laying down of a path as long as it meets the following criteria: 180 ft in length, 5 ft wide, 6 in. deep, 10 ft away from the residential property line of Jim Simmons and the garbage is hauled away.

f. Mini-Grant – A Mini-Grant has also been approved for this pathway installation. The material cost is estimate to cost \$1,448. This is a tax free grant with the County.

We will schedule a community work day for Nov 5 – 6 if possible. This will give Jim Cannon time to get the materials needed. The board approved to pay Janet Boehm \$214 for application fees related to the Grants applications. Also see item 5.c. in New Business.

g. Re-Zoning – Tom Lee has agreed to re-zone the property next to Camelot Woods as RSC3 vs. RSC4.

h. Chinch Bug Problem – The ARC, in the past has sent letters to neighbors. The Board would prefer not to have the ARC send the letters to the neighbors, instead, has Wise send the letters of violations. The ARC will be doing a sweep of the neighborhood and send John Bowen the list of violations so he can send it in t Wise. Most neighbors don't know if they have a Chinch bug problem and this will at least inform them and get some action done to remedying the problem.

5. New Business

- a. **94 Camelot Ridge Yard** – John talked to Angela Lake about the yard problem and she agreed verbally to have the problem area re-sod along with getting it treated for Chinch bugs by professional within 2 weeks. Also, she will have the garage door painted where the paint came off.
- b. **Annual Budget** - Proposed 2006 Budget sent by Wise. Terry would like to adjust the following items: These changes are approved by the Board.
 - Change number of Units from 51 to 50
 - The number of Units changes the “Operating Assessments” to \$19,435
 - Reduce proposed “Pond maintenance” to \$600 annually
 - Reduced “Common Area Maintenance” to \$300 annually
- c. **Community Work** - This is to plan a 2 day work day to build a approved pathway to the pond. Permits have been granted as well as money for materials. We are targeting early November to work. Terry North has made arrangements to have a excavator available for removing surface weeds.
- d. **Halloween Party** - Ana Coronado and Cheryl Bowen have made arrangements to host a party on Sat October 25th.

6. Open Forum

- Rocks – The boulder was moved or dragged to it's current location because of a the construction and moving trucks. John Bowen will ask the Country to look int the situation and possibly widen that area. bob will move that boulder back.
- Night Lights - Some wires were sliced due to the Lawn maint people sliced the wires due to edging the grass. Bob Coronado has found the cut and will bury the

wire so it won't happen again.

- Website - Currently there is no website for Camelot Woods. The domain still exist. We are awaiting Cole Coleman to create the new site.

Next Board Meeting is scheduled for Tuesday January 11th at 96 Camelot Ridge Dr. The Coronado's.