

7/17/2024 Camelot Village BOD Meeting minutes

The meeting was called to order by Jim Slee at 10:00 AM.

Sue Marino emailed a meeting notice to all residents on July 11 and the sign was posted on Camelot Court so Proof of Notice is established.

All Board members were in attendance, so a quorum was established.

Minutes from the June 19, 2024 Board meeting were discussed; Bruce Lebow moved to approve, seconded by Tom Nobile, all directors approved. The minutes will be posted on the Monarch portal and the Camelot Village Group site.

Sue Marino indicated the new Florida statute regarding HOAs will have some impact on Camelot Village, though we are in compliance with most of the rules. There will be a 4 hour training session required for the Board directors and a standard will be required for hurricane protection. More details to follow.

Sue also indicated that a formal walk-through of the Camelot Village complex will be done when the board members are back on site. Monarch has visited our neighborhood approximately two weeks ago by car.

There were no ARC issues discussed. Bob McCauley stated that the ARC Request form has been updated as of 7/1/2024. Monarch will post to our portal and Bob will send to HLHOA to be included in our Group site.

Jim Slee discussed a Reserve Funding study that he did. Taking into account the condition of our road, the age of the most recent paint job, and historical spending on maintenance items in Camelot Village, he

concluded that the current level of reserve funding is adequate. He also recommended that the issue be re-visited in five years. Steve Benford submitted motion to maintain current Reserve funding, seconded by Bruce Lebow, approved by all directors.

Jim led a discussion of various proposals for 2025 budget development.

A list of ideas to improve the appearance and reduce maintenance costs within Camelot Village HOA was reviewed. All of the ideas are preliminary, require much additional discussion, and the budget impact of each are unknown. Responsibilities for developing detail and costs for individual ideas were assigned. Future discussion of the individual ideas will occur as more detail and costs are known. The Board may decide that several cannot be funded.

Jim Slee reported that the driveway & sidewalk replacement at Unit 1273 is still being worked on. The impact to our HOA will be in the \$1500 - \$1800 range. Timing is TBD.

Jim asked the Board for their feedback re: utilizing Zoom teleconferencing vs. Google Meet. All concurred that going forward we should use Zoom.

Bruce Lebow moved to adjourn, seconded by Steve Benford; meeting adjourned at 11:30 AM.

Submitted by

Bob McCauley

Camelot Village HOA Secretary