

Camelot Woods

Homeowners Association, meeting notes

04/22/03

This regularly scheduled board meeting took place at 69 Camelot Ridge Dr. Brandon, Florida 33511 on April 22, 2003 and commenced at 7:30 p.m. with all members of the board present. The board president, Chris Rodems, presided over the agenda. All association members in attendance are listed on the back page.

1. First order of business was to review and approve notes from March 17 meeting. Notes were reviewed through out discussion and results are noted within this document.

2. Review Contracts including Wise Property Management, Biological Research Associates, and Cornerstone Tree Farm.

Major concerns with Wise that were noted are delinquent A.R.C. request and extreme delay on lawsuit notice. Chris agreed to find out why the delays exist. Chris made a unanimously supported motion to further review contract and decide if Wise services are needed at the next meeting.

Biological Research Associates have billed us for work done for another client. Money has been refunded. Their record keeping is shoddy at best and we are unsure of what we are paying for. Doreen agreed to delve into what they do and what they charge for each service. Chris will research if we even need to have this service. Unanimous motion.

Cornerstone Tree Farm, services seem expensive and they are maintaining an area that we do not own. Doreen and Dan agreed to share task of discovering Cornerstone's scope of responsibilities. We will discuss the possibilities of re-bidding cornerstones work at next meeting.

3. Insurance coverage was discussed and unanimously decided that a reasonably policy should be secured protecting board members from legal action.

4. Jim accepted the task of reviewing our current tax structure to find out if we are eligible for 501C3 tax exemptions. Motion Unanimous.

5. Doreen will review bank documents to make sure they acceptable to the board and we will complete by next week.

6. By unanimous motion Chris Rodems replaced Bill Spivey as the registered H.O.A. agent. Motioned by Dan Rodgers.

7. Checks were signed by Chris and Doreen to pay due bills.

8. A.R.C. was brought up as a topic with a need to determine a method for handling alleged violations and a systematic approach for approving request. The board decided to brainstorm for the next meeting and evaluate possible solutions.

9. Registration of Camelot Woods with Office of Neighborhood Relations was assigned to Dan.

10. By unanimous vote we elected Janet Boehm A.R.C. Chair Person. Motion proposed by Chris Rodems.

11. Marshall Lawsuit – As result of pending foreclosure proceedings Camelot Woods H.O.A. has been named in suit. The board has legal obligation to defend, file lien, and foreclose. Rui has the responsibility of researching the situation to find out what stage the suit has progressed to and what our next move should be as an H.O.A.

12. Newsletter, and Website. Website is up and running www.camelotwoods.us

Proposed changes include password-protected directory and forms download section. Dan will continue working on that. Chris proposes a newsletter be developed to mail out to the community. Dan will assist him with creating and disseminating.

Meeting was adjourned at 10:25 p.m.

-Dan Rodgers, Secretary