

Camelot Woods II

Homeowners Association Meeting Minutes

Dec 13, 2007 07:00 P.M.

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

Meeting called to order at 7:06 by John Bowen

Attendance:

Board Members	John Bowen, Mike Grace, Danielle Tinsley, Terry North, Bob Coronado
Jonathan Smith	95 Camelot Ridge Dr.
Keith Lamb	45 Camelot Ridge Dr.
Raymond & Heather Hamed	98 Camelot Ridge Dr.
Chris Rodem	210 Excalibur
Millie North	64 Camelot Ridge Dr.
Jeff Stone	39 Camelot Ridge Dr.

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

Minutes from Sept 20th 2007 were approved.

2. Financial Report – Terry

Still in the black with \$26,591.39 in Bank

Annual Budget – Increase Quarterly assessments to \$145 from \$132.35 for 50 homes.

Lawn Service \$7,800 (down \$200)

Common Area - \$1,200 (up from \$500)

3. Committee Report

a. ARC - MaryAnn Smith – Paper report provided

- 7 ARC request provided and 1 Violations noted and action taken on a Shed. Shed was removed.
- Grass types in neighborhood – recommendation on what is best Bermuda or Zoysia. Keith lamb volunteered to do some research on this subject.

- Hillsborough County asked that Associations refrain from enforcing Lawn violation.

4. Old Business – John Bowen

a. Popova Status – We were unable to negotiate a settlement. A court date will be scheduled for early March 2008.. There will be a closed session meeting with an attorney with the board.

b. Lights Cost for back of Camelot Woods II – on Hold

c. Front Entrance – Lights, sprinklers, Brick wall. – John will work with Wise on getting a contractor to provide a cost to repair the front low voltage lights, and sprinklers. The brick walls are in need of pressure washing as well as replacing the mortar. John will get a cost for that work. Bob Coronado will look at the cost to replace the bent fence poles by the pond.

d. Neighborhood Watch Program – Terry North will lead this effort. The homeowners that sign up must attend the required 1st meeting. Handouts will be provided by Terry as well as go door-to-door. We currently have about 70% of our neighborhood email address, in which Terry can provide more information to the homeowners.

e. Maintenance work Done - Status – \$750 was used to remove the old sign by the pond and repair some lights in the front.

f. Maintenance Contract – Landscaping (Primecut) – \$570 is the monthly cost that was approved to Primecut. \$650 will be used for landscaping, roundup and mulch for the year.

g. Proposal on Mailbox and Light Poles Painting – Cost to paint and re-letter is \$1,750 for 50 homes. Any damaged mailboxes will be replaced for \$20.00. Light poles repainting will cost \$600. Board motioned and approved the cost.

h. Neighborhood Party Turnout – Danielle said that the turnout was great, and the homeowners that showed up, enjoyed themselves.

i. New ARC Members – Volunteers Needed – Millie North will be replacing Cheryl Bowen and Heather Hamed will be replacing Ana Coronado. Congratulations.

5. New Business

a. Grandfather Sheds - The board approved the motion to grandfather Ray Hawatts shed that was put in before the Homeowners Association was formed and approved by Mercedes Home, just like Dan Rodgers shed.

b. Brandon Chamber Of Commerce - The Chamber had asked that HOA with

websites put an online survey link to the Chambers website for homeowners to fill out.

b. 29 March Conference – Danielle will attend a conference related to the HOA.

c. Security Issues –

- Gated Community - The previous board talked about this 4-5 yrs ago. It requires a 80% vote within Camelot 1 and 2. There will also need to be a turnaround road developed. Once the community is gated, the roads are turned over to the HOA. \$30-35,000 would be the cost for the Gate and turnaround construction. Legal forms would be \$5,000. The total cost was estimated at \$180,000.
- Surveillance Cameras – Mike Grace will look into the cost of providing surveillance cameras at the entrance of the community. Mike will try to get 3 bids/proposals and present it to the board.

d. Lawn Care – John sent the proposal. Our current landscape firm, Pro-Turf, is receiving \$660.00 for cutting weekly during summer months and bi-weekly for winter months. The new landscape firm, Prime-Cut, is proposing to do the same work for \$570.00. This will also include around the pond.

6. Open Forum

- **Vacant House** – 56 Camelot Ridge Dr. Concern about the door being opened and anyone going in.

Next meeting will be scheduled in March.