

Camelot Woods II

Homeowners Association Meeting Minutes

June 7, 2007 07:00 P.M.

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

Meeting called to order at 7:07 by John Bowen

Attendance:

Board Members	John Bowen, Keith Lamb, Danielle Tinsley, Bob Coronado
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Cheryl Bowen	49 Camelot Ridge Dr
Ana Coronado	96 Camelot Ridge Dr
Rich and Jessica Eckaus	28 Camelot Ridge Dr
Allan Judge	54 Camelot Ridge Dr
Joshua Wheeler	207 Excalibur Court

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

Minutes from April 19th, 2007 were approved.

2. Financial Report – John Bowen

Still in the black with \$26,000 in Bank
 \$195 in the black on budgeted items.

3. Committee Report

a. ARC - MaryAnn Smith

Request approvals in 2007 from Jan 1 – Jun 7

- 34 Camelot Ridge Dr. - Removal of Oak tree and tree trim, moss removal.
- 45 Camelot Ridge Dr. - Well install for lawn, stucco repair, outside paint.
- 95 Camelot Ridge Dr. – Repaint home with current colors.
- 96 Camelot Ridge Dr. – Install Well for irrigation.
- 207 Excalibur Court - Install Well for irrigation.

- 209 Excalibur Court – Construction of a 2 story addition at rear of house.
Replace existing windows 2 double hung windows.
Install single hung window on east side ground floor.

Request denials in 2007 from Jan 1 – Jun 7

- 28 Camelot Ridge Dr. – Repaint home with unapproved colors. ARC is working with Color Wheel to add more colors to current selections.
- 61 Camelot Ridge Dr. – Construction of a shed.
- 207 Excalibur Court – Replacement of pine bark with river rock in a brown tone. Brown toned river rock approved by board. Current wood fence on property is grand fathered in.

Request Pending

- 98 Camelot Ridge Dr. – Installation of pavers in the driveway, walkway from driveway to front patio area.

Violations – Existing and Potential

- 87 Camelot Ridge Dr. – Failure to trim hedge to 6 feet in height. Owners received reminders from ARC. On Apr 23rd owner was sent a second notice of violation through Wise Property Mgmt.
- 211 Excalibur Court – Erection of a 12 foot high privacy fence on the western property line between 211 Excalibur Court and adjoining neighbor Four Winds. Also construction of 3 sheds on the west side of home.

For Discussion

- Basketball goals – Ease up restrictions?
- Pool enclosures – No longer white allowed, but white and bronze?
- Wells – Allow, the equipment must be screened like others.
- Brick wall along John Moore is cracking. If mended, can we consider raising height if less than 6 feet.
- Rusty Water stains – Need to be eliminated within public view. Outside surface of feces and homes, driveways and sidewalks..

4. Old Business – John Bowen

a. Popova Status – No updates except that Popova changed lawyers.

b. 60 Camelot Ridge – Bob will work with the fine committee to pick a date so we can provide a 2 week advance notice and have Wise send a Letter to the violator.

c. Changes to Covenants Conditions, and Restrictions (CCR) – Tabled

d. Cost for Trash Pick-up by Pond – Closed 30 bags were picked up.

e. Painting letters at entry Cost – Closed

f. Signs – Closed No Swimming and Dog Pick-up signs posted.

5. New Business

a. Downsizing Current Board – John asked the current board for opinions of downsizing the board. Consensus is to keep as is.

b. New ARC Members – John will send emails out on seeing if there are any volunteers. Bob will provide John with a new email list.

c. Wheeler Rock Request – Granted from the Board to use River Rock brown color.

d. Major Improvements – Keith will get with Teco on the cost of providing lights by the back on Camelot II. There is some electrical issues in the front. John will get with Wise to look at.

6. Open Forum

a. Community Garage Sale – Danielle will send a email out to see who wants to participate. She will need \$50.00 to put add in paper and get signs.

b. Popova Issue – John will check with our attorney to bounce off the ideal of settling out of court to put this issue behind us.

c. Old Sign by Pond – The old sign is finally down.

Next meeting scheduled Board Meeting will take place on Thursday, Sept 20 at Danielle Tinsley 40 Camelot Ridge Dr. at 07:00 pm.