

Camelot Woods II

Homeowners Association Meeting Minutes

May 21, 2009 07:00 PM

Jonathan & Mary Ann Smith
 95 Camelot Ridge Dr.
 Brandon, Fl. 33511

Meeting called to order at 7:15 by Jonathan

Attendance:

Board Members	Jonathan Smith, Marti Albritton, Bob Coronado, Todd Vernon
MaryAnn Smith	95 Camelot Ridge Dr.
Ken Tatka	Excelsior Community Mgmt

1. New Board Members Welcome – Jonathan

Todd welcomed to the Board.

2. Review & Adopts Minutes of Last Annual Meeting - Bob Approved

3. Financial Report – Marti Albritton

- a. **Current Budget** – Petty Cash: \$200.00 Operating Accts: \$1,580. Total Monthly Bills add up to \$1,300. Bills The Homeowners Association has \$6,000 in the bank. \$4,700 in assessments is coming due with \$3,000 pre-paid.
- b. **Pond Maintenance** - \$129 monthly September is the next inspection. \$150. This inspection is done every 4 yrs.

4. Committee Report

a. ARC - MaryAnn and Heather.

Approvals:

- 91 Camelot Ridge – Hedge – revisit guidelines
- 62 Camelot Ridge – Application to plant a Magnolia Tree in back.
- 95 Camelot Ridge – Solitude Skylight installation

- Courtesy Letters sent – 34, Camelot Ridge
- Clean-up letter – 41 and 93 Camelot Ridge
- Final Notice for Lawn replacement – 97 Camelot Ridge
- Ken will bring letters to ARC to review and mail.

5. Popova Update – Marti

- Get information from Terry to see if fees are reasonable before going forward.

6. Entrance Security Cameras Lease - Ken

- a. Security Camera – Ready to go. Will need to get a copy of minutes to Ken.
 - Lease will cost \$350 Start-up \$750
 - ISP Verizon - \$99.99 monthly + tax (hold for now)
 - Lease will include an air conditioned housing area for DNR recorder.
 - Board agreed to fund the Camera and Irrigation project with current budget with no increase.
- b. Electrical / Lighting - HOLD
- c. Landscape / Mowing - HOLD

7. Pond – Ken

- a. Gate - \$258 approved to repair.
- b. Access Trail – Tabled. Will require about 100 4x4 rails \$1,600.00 and possibly having a community work weekend to do. Ken will check on Workman Comp policy.

8. Entrance Electrical Repairs – Ken

- \$1,800 - \$2,300 estimated to make repairs / updates to current issues.

9. Entrance Landscaping– Ken

- Do-it-yourself Landscaping can be done to save cost for now.

10. Open Forum – All

- Motion was brought up to finally get approval to get the cameras installed. Board agreed and took a vote to get the cameras installed with the stipulation that no increase of assessment would be made. All board members agreed to the cameras installation.

**The next meeting will be Scheduled for May 14
at 62 Camelot Ridge Drive at 7:00 pm**

9:00 the meeting is adjourned.