

Camelot Residence's Association, Inc.  
Board of Director's Meeting  
Wednesday, June 8, 2016  
6 pm

Meeting was called to order by Todd St. Louis, President, at 6:01 pm.

Quorum of Directors was established.

Absent: Donald Hawthorne and Al Ortiz

Minutes from the April and May meetings were approved unanimously. (Motions to approve were made - 1st - Kim Lucks, 2nd - Bill Silvernail.

President Todd St. Louis spoke and introduced Kathy Watts as our recently hired Community Association Manager (Dragon Management) and Michael Barnes as our newly hired residential maintenance manager.

Financials - Kim Lucks, Treasurer, offered the financial report and no questions were asked regarding the recent financial statements.

Unfinished Business:

Brighthouse Update - Todd St. Louis advised that there was 5-year contract entered into with Brighthouse, with a 1-year auto renewal option. Brighthouse would be providing written notification to all residents of Camelot who were receiving cable services. Additionally, Brighthouse would be installing a community channel in the near future.

New Business:

President Todd St. Louis read a letter from the Florida Department of Business & Professional Regulation, dated May 10, 2016, regarding a complaint that was filed about the February 13, 2016 election and that they were investigating this matter. The complaint was turned over to the Camelot attorney for a response.

Nick Vidoni, Camelot attorney, addressed the attendees. Mr. Vidoni spoke about the complaint and indicated that there appeared to be no violation and that the matter may take several months before getting a final disposition from the State of Florida. Mr. Vidoni spoke about running board meetings in a civil manner and that the State of Florida may be requested to intervene if there was enough documentation to support this. He indicated that disruptions by residents attending board meetings could also be handled by hiring law enforcement to monitor the meeting. Further, he indicated that disruptions could also be addressed by a Fine Committee, within the boundaries of the governing documents.

Motion was made by Director Richard Wilson and seconded by Secretary Bill Silvernail to abolish the grounds committee. This motion was made in light of the recent hiring of a maintenance supervisor. Motion passed unanimously.

President Todd St. Louis reported the necessary establishing of an Election Committee and Fine Committee, respectively. Any unit owner desiring to be a part of either or both committees are directed to contact Mike Barnes during normal office hours.

Director Bill Galloway discussed the CAM and maintenance supervisor positions. He indicated his support for both of these people in these positions. He also requested that maintenance look into pressure washing of some of the building areas, especially Building C.

Announcements for next meeting included:

- Consideration of significant and extensive concrete and paving repairs throughout the complex.
- Fine Committee
- Election Committee
- Pool deck area designation and modifying of existing pool rules for food and beverages.
- Elimination of landscaping and pool contracts - to be handled by existing maintenance staff.

Next meeting date was tentatively scheduled for August 3, 2016 at 6 pm.

Motion to adjourn was made by Director Richard Wilson and Seconded by Director Bill Galloway.

Meeting ended - 7:05 pm

Respectfully submitted,

Bill Silvernail  
Secretary