

**Minutes of the Organizational Meeting of the  
Camelot Residences Association Inc.  
On February 13, 2023 at the Titusville Library**

**Call to Order:**

Management called the meeting to order at 7:00 p.m.

**Establishment of Quorum:**

Board members present were Jason Andersen, Marlene Blankenship, Don Drake Kim Lucks and Jordan Zueger. Kathy Watts represented Dragon Property Management.

**Approval of Minutes from January 23, 2023:**

Jordan Zueger made a motion to approve the January 23, 2023 Board Meeting minutes. Don Drake seconded the motion and the motion passed by unanimous voice vote.

**Elections of Officers:**

Kim Lucks has requested to be added to the 2023 Board and the present Board agreed.

Jordan Zueger made a motion for the Board positions remain the same as the previous year. Don Drake seconded the motion and the motion passed by majority voice vote.

**The 2023 Board of Directors is as follows:**

President: Jordan Zueger  
Vice President: Jason Andersen  
Treasurer: Kim Lucks  
Secretary: Don Drake  
Director: Marlene Blankenship

**Old Business:** None at this time.

**New Business:**

Special Assessment: Kathy distributed the spreadsheet on the proposed Special Assessment which showed a Special Assessment of \$1,156.00 per unit to the Board. Owners would have the option of paying to total of \$1,156 4 payments of \$289 beginning April 1<sup>st</sup> with the last payment made no later than July 1<sup>st</sup>. Any balance after July 1<sup>st</sup> will accrue a late fee of \$25 per month until paid.

Payments would need to be on a separate check. It was also suggested that owners check their insurance policies as some have a rider that will pay for most of a Special Assessment.

Landscaping: Landscaping will be performed by a licensed company starting April 1, 2023 at \$950 per month. Maintenance will be reduced at their request.

**Announcements:**

**Next Board Meeting:** The next scheduled Board meeting will be April 24, 2023 at the on-site office.

**Adjournment:**

With no further business to discuss, Marlene Blankenship made a motion to adjourn the meeting at 7:10p.m. Jordan Zueger seconded the motion and it passed by unanimous voice vote.

Respectfully submitted,

*Kathy Watts*

Kathy Watts, CMCA, LCAM

Dragon Property Management

Board of Directors, Camelot Residences Association, Inc.