

**Minutes of the Board Meeting of the
Camelot Residences Association Inc.
On August 28, 2023 at the On-site Office**

Call to Order:

Manager Kathy Watts called the meeting to order at 6:00 p.m.

Establishment of Quorum:

Board members present were Jason Andersen (via phone), Marlene Blankenship and Kim Lucks. Jordan Zueger was not able to attend. Kathy Watts represented Dragon Property Management via phone.

Approval of Minutes from June 26, 2023:

Kim Lucks made a motion to approve the June 26, 2023 Board Meeting minutes. Marlene Blankenship seconded the motion and the motion passed by unanimous voice vote.

Old Business: None at this time.

New Business:

Special Assessment Update: Most owners have paid their Special Assessment. Those who have not paid will have finance charges assessed and sent to the attorney for collections which will also accrue attorney fees.

Concrete Bids: Three bids were received for sidewalk repairs for removing/grinding some speed bumps. One was for \$69,000 which was not considered.

ABC Concrete: bid for approx. \$15,250 which included removing 4 speed bumps, grinding 15 sections of sidewalks to eliminate trip hazards and 8 – 12 sections of sidewalks that cannot be grinded.

Sunny's Concrete: bid for approx. \$16,180 which included removing 4 speed bumps, grinding 11 sections of sidewalks to eliminate trip hazards and 10 sections of sidewalks that cannot be grinded.

Marlene Blankenship made a motion to contract with ABC Concrete at an amount not to exceed \$17,000. Kim Lucks seconded the motion and the motion passed by unanimous voice vote.

Marlene Blankenship made a motion to mail the 2024 Proposed Budget to owners. Kim Lucks seconded the motion and the motion passed by unanimous voice vote.

Next Board Meeting: The next scheduled Board meeting will be October 23, 2023 at the Titusville Library.

Adjournment:

With no further business to discuss, Kim Lucks made a motion to adjourn the meeting at 6:15pm. Marlene Blankenship 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.