

**Minutes of the Board Meeting of the  
Camelot Residences Association Inc.  
On October 23, 2023, at the Titusville Library**

**Call to Order:**

The meeting was called to order by Vice President Jason Andersen at 6:00p.m.

**Establishment of Quorum:**

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

**Approval of Minutes from August 28, 2023 Board Meeting:**

Jason Andersen made a motion to approve the August 28, 2023 Board Meeting minutes. Kim Lucks seconded the motion and the motion passed by unanimous voice vote.

**Treasurers Report:** Manager Kathy Watts reported that all bills are paid and the Reserves are being funded on time. Owners that are past due have received statements and 45 Day Demand notices then will be sent to the attorney for collection.

**Old Business:**

The roofing project has been completed and we have Wind Mitigation forms for all buildings except A. The new forms should be on the website by the end of the month.

**New Business:**

Board approval of 2024 Budget:

Florida Statute requires the Board to prepare a budget that includes 100% funding of reserves.

Approve 2024 Budget: Jason Andersen motioned to approve the 2024 Proposed Budget with 100% reserve funding and a monthly assessment of \$295 per unit per month. Marlene Blankenship seconded the motion and it passed by unanimous voice vote. The Board explained to those questioning why there's an increase Monthly assessments will be increased to \$295.00 per month for the Association fee. Those that use BillPay are requested to update their auto pay for January 1, 2023. New coupon booklets should be out sometime in December. ALL checks must be made payable to Camelot Residences for Association Fees and Camelot Land Lease for Land Lease fees. DO NOT make them payable to Dragon Property nor combine Association fees and Land Lease fees on one check.

**Current Projects:**

Speed Bumps and Sidewalks: The association is in the process of removing a few of the speed bumps and making repairs/replacing damaged sidewalks.

Spectrum Cable/Internet: After thoroughly discussing the pros and cons of continuing with Spectrum, Jason Andersen made a motion to continue with a contract with Spectrum as the costs turned out to be less than if cable or internet were contracted separately. Marlene Blankenship seconded the motion and it passed by unanimous voice vote. Kathy Watts will contact Spectrum with the decision and have the contract implemented.

**Announcements:**

**Next Board Meeting:**

- The next meeting is scheduled for Monday, December 11, 2023 at 6:00pm in the on-site office.
- The annual meeting is scheduled for Monday, February 12, 2024 at 6:00pm at the Titusville, Library. First notices will be mailed before December 12, 2023.

**Adjournment:**

With no further business to discuss, Jason Andersen made a motion to adjourn the meeting at 6:55p.m. Kim Lucks 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.