

***Minutes of the Board Meeting of the  
Camelot Residences Association Inc.  
On December 11, 2023 at the On-site Office***

**Call to Order:**

Jordan Zueger called the meeting to order at 6:00 p.m.

**Establishment of Quorum:**

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

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

Kim Lucks made a motion to approve the October 23, 2023 Board Meeting minutes.

Marlene Blankenship seconded the motion and the motion passed by unanimous voice vote.

**Financials:**

Kathy reported that 5 five unit have been sent to the attorney for collections and liens. One unit is being foreclosed on by the association. Reserves are being funded on time and all bills are paid. Owners voted overwhelmingly to waive an audit. We will still have the CPA do a review which we do annually. Owners are entitled to a copy of the review when it comes available.

**Unfinished Business:**

More speed bumps will be removed when the funds become available.

**New Business:**

Per the notice that was sent to all owners, insurance companies are cracking down on circuit breakers that are on the "banned list". If we don't at least have a contract to replace the outside panels, the insurance company has threatened to cancel our coverage. The association is responsible to replace the 67 banned breaker panels. We have contacted 3 companies for a bid and have received one from SunKraft Electric who also did the inside panel in the office. We have the funds to replace the outside panels. The inside panels are the owner's responsibility.

**Next Board Meeting:** The next scheduled Board meeting, which will be the Annual Meeting, will be February 12, 2024 at the Titusville Library. We are hoping to have the rep from Spectrum here to explain the procedure for cable/internet when the new contract starts.

**Adjournment:**

With no further business to discuss, Marlene Blankenship made a motion to adjourn the meeting at 6:10pm. 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.