

Camelot Residence's Association, Inc.
Board of Director Meeting Minutes
April 5, 2016

The meeting was called to order by President Todd St. Louis at 6:03 p.m.

The following board members were present:

Todd St. Louis, President
Kim Lucks, Treasurer
Bill Silvernail, Secretary
Bill Galloway
Richard Wilson

The following board members were absent:

Don Hawthorne, Vice President
Al Ortiz

Reading and Disposal of Unapproved Minutes- A motion was made by Kim Lucks that the minutes of the previous meeting be accepted. The motion was seconded by Richard Wilson and passed unanimously.

REPORTS

President – Todd St. Louis reported that the current Community Association Manager had given notice that she intended to leave her possession as of April 13, 2016. In light of this and the fact that there was a need for more maintenance personnel on site, the decision was made to hire a full time onsite maintenance manager and contract with Dragon Management to provide those services requiring a licensed Community Association Manager.

Richard Wilson and the current maintenance staff, Jim Pugliese and Gary Buell, will help to select the new maintenance manager and help them to get up to speed on the property.

Kim Lucks is to act in the same capacity for the community association manager.

Both positions will be on a sixty day probationary period.

Financial – The Treasurer gave a quick recap of the current financial position of the association for the previous month and the financial reports were accepted by consensus of the board.

Manager's Report – The CAM gave a report of the various activities and actions taken for the association. A written copy is attached hereto and made a part of these minutes.

Committees:

Grounds – The report from the Grounds Committee was deferred to New Business.

Cable – A motion was made by Todd St. Louis and seconded by Bill Silvernail that the Bright House contract not be allowed to auto renew. The motion passed unanimously. The CAM was requested to prepare a letter to Bright House notifying them that the Association did not want to automatically renew the existing contract when it came due.

A meeting for the membership will be held at 1:30 p.m. on Saturday, April 23rd at the Titusville Public Library to discuss the cable TV situation and to hear from various vendors regarding the services that they propose to provide.

UNFINISHED BUSINESS

Sale of Association owned units– The potential sale of any association owned units was tabled until the next meeting.

NEW BUSINESS –

Speed Bumps – Bill Silvernail and Richard Wilson will examine the current placement of speed bumps throughout the property and make recommendations as to any removals or relocations.

Grounds – An extensive report was presented by the Grounds Committee, a copy of which is attached hereto and made a part of these minutes.

Lighting – Kim Lucks and Richard Wilson will walk the grounds at night to determine areas where additional lighting is needed. The CAM was requested to contact FP&L regarding the procedure to add lighting to existing power poles.

Picnic Tables – A motion was made by Richard Wilson and seconded by Todd St. Louis that two additional picnic tables be purchased and placed in the open grass area immediately behind the pool/maintenance shed area. The motion passed with one nay vote.

Deed Restrictions regarding tenants – The CAM was requested to contact the association attorney regarding the possibility of placing a deed restriction regarding the required screening or approval of potential tenants by the Board before they are allowed to rent a unit at Camelot Estates.

SCHEDULE NEXT MEETING: The next meeting will be held at 6:00 on May 3, 2016 at the Camelot Estates office.

ADJORNMENT: A motion was made by Richard Wilson and seconded by Bill Silvernail that the meeting be adjourned. There being no objections, the meeting was adjourned at 7:08 p.m.

Submitted:

Bill Silvernail, Secretary

Attachments:

Financial Reports March, 2016

Manager's report