

Camelot Residences

JUNE 2022

2022 BOARD of DIRECTORS

Jordan Zueger	503-569-6635	President
Jason Andersen	321-917-7223	V President
Don Drake	352-408-0213	Secretary
Kim Lucks	321-269-5253	Treasurer
Marlene Blankenship	321-269-4851	Director

BOOKKEEPING

Kathy Watts
Dragon Property Management, LLC
PO Box 542876
Merritt Island, FL 32954-2876
Office 321-338-2588 Fax: 321-574-4155
E-Mail: office@dragonpm.com
Website: www.dragonpm.com

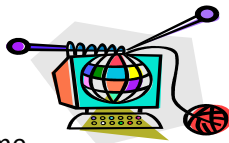
MAINTENANCE SUPERVISOR

Jim Puglise - on site office: 321-567-5123
7:30am to 4pm Monday thru
Wednesday
****Emergencies only: 321-350-1206**

NO PETS ARE ALLOWED ON THE PROPERTY AT ANY TIME!

INFORMATIONAL WEBSITE

DPM provides a web page for Camelot Residences on their website: www.dragonpm.com Click on the name on the left and you will see minutes of past meetings, ByLaws, Condo Docs and anything else the Board wishes to have posted. Please give us your input on the page and any suggestions for improvement.



PARKING SPACES:

Residents are allowed **ONE** reserved space. **DO NOT** park in a space assigned to someone else or your vehicle will be towed without notice.

PARKING STICKERS:

ALL vehicles are required to have a parking sticker whether you're an owner or a renter. Those vehicles without a sticker or an expired license tag **WILL BE TOWED.**

ADDITIONAL VEHICLES:

-Motorized bikes, skateboards or any such conveyance is not allowed on any walkway. Whether ground floor or second floor.
-Commercial vehicles. trucks, campers, recreational vehicles, boats, vans and trailers may **NOT** be parked in the property.

EMERGENCY VS NON-EMERGENCY:

Call our on-site maintenance supervisor, Mike Barnes at 321-567-5123 for maintenance issues **DURING BUSINESS HOURS ONLY.** If it is a **'true emergency'** and not "I just thought of something" or "when is such and such going to be repaired" and cannot wait until the next business day, then call Mike on the emergency line 321-350-1206. If your issue is inside your unit, for example: AC unit dripping, clogged toilet, shower leaking, water heater.....it is **YOUR** responsibility to call a plumber or the appropriate vendor. It is **NOT** the Board or Management's responsibility to inspect and call a vendor for you.

UNIT KEYS – EMERGENCY REPAIRS:

Per the Condominium Docs, Section 13.2:
In part: "...if in the opinion of the Association and emergency exists which jeopardizes other apartment owners, residents or the Condominium Property, the Association may enter or authorize it's agent to enter the Apartment to make such maintenance,

replacements or repairs immediately with or without notice.”

In order to make emergency repairs and protect Association property, it is requested that the Association receive a copy of all unit keys.

These keys will always be securely locked and only used in an emergency. If you change your lock(s), a new key needs to be supplied to the association.

PLUMBING ISSUES:

It is not the responsibility of maintenance personnel to check issues INSIDE your unit. If your plumbing is backed up, it is your responsibility to call your landlord and/or a plumber to determine whether it's a common pipe issue or a unit issue. DO NOT CALL MAINTENANCE!

ASSESSMENTS:

Fees are due on the **first of the month.** Please **remember to make your payments in two separate checks, one for the monthly assessment which is \$175 for 2022 payable to “Camelot Residents Association” and one for the Land Lease which is \$64.50 for a one-bedroom and \$86.00 for a two-bedroom payable to “Camelot Land Lease” for 2022.**

PORCHES / BALCONIES:

Porches and balconies are Limited Common Elements which means the Association owns it but you have exclusive use of the area. As such, you are responsible to maintain and they **must** be kept in a neat and clean condition. The Fire Marshall stated that there needs to be 3' cleared walkways AT ALL TIMES. No fire extinguisher can be blocked. Only OUTDOOR furniture is allowed to be placed on the screened porches or walkways. Porches are not to be used for storage.

NOTICE – PROPER BEHAVIOR:

Being treated with courtesy goes both ways. The police will be called if anyone, whether an owner, renter or vendor, that verbally threatens or gets aggressive with maintenance, the Board or management. This kind of behavior will not be tolerated.

RULES & REGULATIONS:

A copy of the Rules & Regulations **MUST** be given to new tenants. It is the responsibility, as well as the duty, of every unit owner/resident in our community to become familiar with and adhere to the rules and regulations. Unit owners are again reminded they are responsible for and may be held liable for the actions of their tenants and invited guests.



POOL USE:

We have been having issues with groups rough-housing, running and in general taking over the pool so other residents are not able to peacefully utilize it. Please remember that children under 14 **MUST** be accompanied by a parent or guardian when at the pool; not just an older friend or relative, but a real adult who will supervise the child. Toddlers **MUST** wear leak-proof “Swimmers” when using the pool. **The pool is open from dawn to dusk only.** **ANYONE NOT COMPLYING WILL BE ASKED TO LEAVE THE POOL AREA AND IF ADDITIONAL CHEMICALS ARE NEEDED OR THE POOL VENDOR CALLED, THE OWNER OF THE UNIT WILL BE CHARGED ALL EXPENSES AND/OR FINED.**



SWIMMING POOL RULES

- A. This is a private pool for the use of residents and guests only. There is no lifeguard on duty. Use of the pool is at your own risk. The maximum number of persons permitted in the pool is fifteen (15).
- B. Pool hours are from 9:00 A.M. to Dusk
- C. In order to eliminate overcrowding in the pool, no more than two (2) guests per unit are allowed in the pool area.
- D. An adult resident must accompany each guest and all children under age thirteen (13). An adult can only be responsible for four (4) children.
- E. The dividing safety rope is there for your protection and must be left there as dictated by Florida statutes.
- F. All swimmers must shower before entering the pool. Swimming attire must be worn in the pool. No street clothes are allowed in the pool.
- G. Anyone having a skin disease, inflamed eyes, a cold, nasal or ear discharge, open blisters, cuts or skin abrasions or a communicable disease is not permitted in the pool.
- H. No babies in diapers, unless wearing pool diapers, may use the pool. All children must be toilet trained.
- I. No pets of any kind permitted in the pool or pool area.
- J. Glassware, bottles or any breakable items are strictly prohibited.
- K. No food or alcoholic beverages are permitted in the pool area unless approved by the Board of Directors.

L. Running, diving, jumping, cannonballing, foul language, loud or boisterous conduct or other horseplay is not permitted. No Floats in Pool.
M. No audio equipment is to be used in the pool area unless earphones are used.
N. The pool may be closed at any time without notice for maintenance, repairs, inclement weather or any reason the Association deems necessary. The Manager will post notice.

DRYER VENTS:

Just a reminder that cleaning your dryer vents is YOUR responsibility. Per the Fire inspector, they must be cleaned.

NOTICE

ALL OWNERS AND MANAGEMENT COMPANIES MUST DO AND PROVIDE TO THE ASSOCIATION A COPY OF THE BACKGROUND CHECK ON ALL NEW TENANTS.

ALL TENANTS MUST RECEIVE A COPY OF THE RULES & REGULATIONS.

THE ASSOCIATION MUST RECEIVE A COPY OF THE LEASE AND TENANT INFORMATION SHEET WITHIN 10 DAYS OF OCCUPANCY.

A KEY MUST BE PROVIDED TO THE ASSOCIATION FOR EMERGENCIES. LOCKING YOURSELF OUT OF YOUR UNIT DOES NOT CONSTITUTE AN EMERGENCY.

OWNERS MUST NOTIFY THE OFFICE OF ANY ADDRESS, PHONE OR EMAIL CHANGES.



HURRICANE SEASON IS UPON US

Hurricane Categories

- Category 1: Winds of 74 – 95 mph
- Category 2: Winds of 96 – 110 mph
- Category 3: Winds of 111 – 130 mph
- Category 4: Winds of 131 – 155 mph

HURRICANE PREPAREDNESS:

Here are some helpful tips in being prepared for the next hurricane season.

Include a 3 to 7 day supply of the following items:

- ✓ Batteries
- ✓ Battery operated radio
- ✓ Bleach (without lemon or additives)

- ✓ Butane lighters and/or matches
- ✓ Camera & film
- ✓ Cleaning & sanitizing supplies
- ✓ Eating utensils (disposable)
- ✓ Extension cords
- ✓ Fire extinguisher
- ✓ First-aid kit
- ✓ Flashlights
- ✓ Fuel for car
- ✓ Prescriptions
- ✓ Manual can-opener
- ✓ Non-perishable canned or packaged foods & beverages
- ✓ Plastic trash bags & Tarps
- ✓ Toiletries: toilet paper & personal hygiene items
- ✓ Water (7 gallons per person)
- ✓ Pack up important documents & papers in waterproof bags

Prepare your home for the storm:

1. Develop a complete plan of action with the entire family. This should include evacuation, procedures and preparation tips for both inside and outside the house.
2. Have a back-up plan if key person is not available.
3. Get cash from ATM / bank.
4. Determine evacuation routes.

Useful Numbers

**Brevard County Emergency Management
321-637-6670**

**Information Line During Disasters ONLY
321-637-6674 or 211**

Web Site: www.embrevard.com