

Camelot Residences

NOVEMBER 2023

2023 BOARD of DIRECTORS

Jordan Zueger	503-569-6635	Pres
Jason Andersen	321-917-7223	V-Pres
Kim Lucks	321-269-5253	Treasurer
Marlene Blankenship	321-269-4851	Secretary Director

BOOKKEEPING & PROPERTY MANAGER

Kathy Watts, CMCA, LCAM
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

ON-SITE OFFICE IS TEMPORILY CLOSED

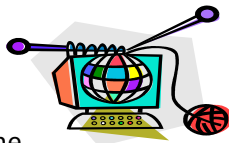
on site office: 321-567-5123 *leave message
**Emergencies only: 321-350-1206

BOOKKEEPING & ACCOUNTS

Kathy Watts at the email/numbers listed
****Please let the office know if your address, phone number or email has changed.**

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.



WIND MITIGATION FORMS:

Forms are available on the website which will usually enable you to get a discount on your homeowners' insurance.

SPEED BUMPS:

Some of the speed bumps have been removed and more will be removed as funds become available. Your patience is appreciated.

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.

JUST A REMINDER:

Camelot has a minimum rental of 30 days and **is not to be used as a weekly/daily AirBNB/VRBO.** Many condos, especially those on or near the ocean, are having problems with daily and/or weekly rentals. The state is cracking down on those not collecting the Tourist Tax for rentals less than 6 months. Your help is also needed to keep Camelot an association of owners and legal renters without transients. If it becomes a problem at Camelot, it may be necessary to fine those owners responsible breaking the rules or taking legal action.

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.

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 (1) for the monthly assessment which is \$295 for 2024 payable to "Camelot Residents Association" and one (1) 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 2024.**

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.

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. **If you are on the first floor, you cannot use the area under the stairs for storage and plants MUST be kept in pots. You are allowed 2 outdoor use chairs and one table measuring no more than 18" in diameter and 2 plants in pots. No statutes, signs, toys, bikes, etc are to be left in the limited common area. Second floor units are allowed 2 outdoor use chairs and one table measuring no more than 18" in diameter and 2 plants in pots. You cannot block the walkway. Bicycles are also not allowed to be ridden on walkways.**

EMERGENCY VS NON-EMERGENCY:

Call our on-site office 321-567-5123 for association 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 Jim 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 its 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.

NOTICE

****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.**

****MAILBOX AND POOL KEYS BELONG TO THE UNIT AND SHOULD BE LEFT WITH THE UNIT WHEN EITHER THE RENTER LEAVES OR UNIT IS SOLD.**

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 peaceably 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.**

