

Camelot Residence's Association, Inc.
Board of Director's Meeting
Wednesday, August 3, 2016
6 pm

Meeting was called to order by Todd St. Louis, President, at 6:00 pm.

Quorum of Directors was established.

Absent: Donald Hawthorne, Al Ortiz, and Richard Wilson

Minutes from the June meeting were discussed and the following change was made per request of Director Galloway: Paragraph 11 - change Building "C" to Building "D". Motion to accept minutes as amended were approved unanimously. (Motions to approve were made - 1st - Kim Lucks, 2nd - Bill Galloway).

President Todd St. Louis spoke and mentioned that the continued attendance by Camelot residents is noticed and appreciated.

Financials - Kim Lucks, Treasurer, offered the financial report, no discussion, motion to approve for filing was made by Kim Lucks, seconded by Bill Galloway, and approved unanimously. The 2015 year end Reviewed Financial Statements were received, motion to approve for filing was made by Kim Lucks, seconded by Bill Galloway, and approved unanimously. Motion was made by Treasurer Kim Lucks to move \$200,000 from TD Bank to Sunrise Bank and seconded by Bill Silvernail. Discussion by Kim Lucks indicated that these monies were to be moved in order to protect the investment by not exceeding FDIC limits. Kim Lucks and Bill Silvernail to personally oversee the transfer of funds. Motion passed unanimously.

Kim Lucks indicated that reserves continue to be adequately funded and there is administrative action being taken with the assistance of Kathy Watts (Dragon) with regard to delinquency of dues.

Unfinished Business:

Concrete Bids - Mike Barnes presented estimate for concrete work to be performed at Camelot Estates by Ed Turner Concrete and Mike Barnes would be personally overseeing the work performed. Proposed estimate is attached hereto. Motion made to spend \$15,512.55 from reserve funds for indicated concrete work to be overseen by Mike Barnes by Kim Lucks and seconded by Bill Silvernail. Motion passed unanimously.

New Business:

President Todd St. Louis discussed the establishment of a Fine Committee. Resident volunteers of Thomas Breen (Unit 2977) and Evelyn Gowens (Unit 3002) indicated their interest and were designated as the Fine Committee. They should meet with resident Claron Dannels (CD) who was previously on the Fine Committee in the past to discuss duties and responsibilities.

Discussion among board members and attendees with regard to pool monitoring and was referred to Mike Barnes, Maintenance Supervisor, for consideration. Matter was tabled until next month.

Motion was made by Kim Lucks regarding the designation of a pool deck area and modifying of existing pool rules for food and beverages. No second. No further discussion.

Motion was made by Bill Silvernail to eliminate the landscaping contract and to be handled by existing maintenance staff. Seconded by Kim Lucks. This motion was made in light of the recent hiring of a maintenance supervisor. Motion passed unanimously.

Mike Barnes, Maintenance Supervisor, reported to the Board that the elimination of the pool contract was not financially prudent, but he would continue to monitor the pool maintenance to ensure that the pool was being maintained properly. No further action taken.

Kathy Watts, Property Manager, reported the mailing out of the Fire Sprinkler Retrofit waiver. Residents are requested to return their completed waiver forms.

Next meeting dates were tentatively scheduled. Budget meeting for September 7, 2016 at 6 pm and regular Board Meeting for September 14, 2016 at 6pm.

Motion to adjourn was made by Kim Lucks and and seconded by Bill Galloway.

Meeting ended - 7:00 pm

Respectfully submitted,

Bill Silvernail
Secretary