

Camelot Residence's Association, Inc.
Board of Director's Meeting
Wednesday, October 19, 2016
6 pm

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

Present were: President Todd St. Louis, Treasurer Kim Lucks, Secretary Bill Silvernail, and Richard Wilson.

Minutes from the September 14th, September 15th, and September 20th board meetings were approved unanimously by members present. Motion made by Kim Lucks and seconded by Bill Silvernail.

President Todd St. Louis indicated that more volunteers were needed to staff the Fine Committee. Resident owner Tammy Kiser volunteered and was appointed to the Fine Committee with no objection from board members present.

President St. Louis presented matter of complaints that have been received from some residents about the manner that Camelot employees are handling problems and addressing daily issues. Decision was made to have Executive Session prior to next monthly meeting to discuss Camelot employee positions and performance. All board members present were in favor of proceeding with Executive Session to discuss matter.

Maintenance Supervisor Mike Barnes advised that the finalized concrete proposals were received from Coomer Concrete and Sun Concrete companies. Motion was made by Bill Silvernail and seconded by Richard Wilson to accept the Coomer Concrete bid. Motion passed unanimously by members present.

Maintenance Supervisor Barnes advised that landscaping duties are on hold until shed and equipment purchases can be completed. Hurricane Matthew caused four leaks within units that required repair. Additionally, several shingles and vent caps need repair, which will be handled by a roofer on Monday, October 24, 2016.

Property Community Association Manager Kathy Watts reported that nine resident owners were financially delinquent and their information was forwarded to a collections agency and of the nine, six owners have made their accounts current. Five other residents have been earmarked for future forwarding to a collections agency.

Financials were presented by Treasurer Kim Lucks, who indicated that it was likely there will be an increase in dues in the near future to address Camelot expenses during the 2017 year. Motion was made to accept the financial reports for filing by Bill Silvernail, seconded by Richard Wilson, and passed unanimously by all members present.

Unfinished Business:

2017 proposed budget to be accepted - Motion was made by Bill Silvernail, seconded by Richard Wilson, and unanimously passed by all members present.

New Business:

Parking complaint was received due to actions of resident of unit 3042. Matter was referred to Mike Barnes to file written notice with owner.

Mike Barnes was advised by board to file written notices against owners who refused to comply and continued in violation of Camelot Rules and Regulations. Any owner not in compliance would be referred to next Board Meeting for further action as needed.

Executive Session meeting date: Wednesday, November 16, 2016 at 5 pm

Next BOD meeting date: Wednesday, November 16, 2016, at 6 pm; Regular Board Meeting

Adjournment: Motion to adjourn was made by Richard Wilson.

Meeting ended - 6:55 pm.

Respectfully submitted,

Bill Silvernail
Secretary