

5/15/24 Camelot Village HOA Board Meeting Minutes

The meeting was called to order by Jim Slee at 10:00 AM.

Jim Slee, Steve Benford, Bruce Lebow and Bob McCauley were in attendance so a quorum was established.

Bob McCauley emailed a meeting invitation to all property owners on May 8, and a sign was posted to notify residents of the meeting, so Proof of Notice was established.

The April 17, 2024 BOD Meeting minutes were previously distributed to the directors, and were approved in this meeting.

Sue Marino reported that the March and April financial reports had been recalculated with the corrected input data and the reports looked good. She will send copies out to the directors for review. The Board will respond with concurrence or questions.

Sue also discussed the Crime coverage of our HOA insurance policy. It is not adequate coverage at this time, and Sue will get a quote from the insurance agent to address the shortfall.

Jim reviewed the ARC review process that we are using, and then introduced an ARC request from submitted by Mardi Vietti (Unit 1369) to rescreen the front entryway. After discussion, Jim submitted a motion to approve, seconded by Bruce Lebow. The request was approved.

Jim will forward a signed copy of the request to Cindy at Monarch and to the property owner. Monarch will keep copies of all ARC requests in unit owner files.

Sue Marino reviewed a new Document Acknowledgement form that could be used to ensure that new purchasers of a Camelot Village property have received and read the Governing Documents and Camelot Rules and policies prior to closing. Steve Benford submitted a motion to approve the document and put it into effect, seconded by Bruce Lebow. Motion was approved.

Cindy at Monarch will facilitate the document distribution to prospective buyers and manage the signing of the form. Monarch will include the form on our Portal and Bob McCauley will have it included in the Documents section of our Group site. Bob will also draft an email to Camelot Property owners to inform them of the new process and send it to the Board for review.

Jim reviewed the status of the raised sidewalk and driveway at Unit #1273. Quote specifications have been sent to cement contractors, but we are waiting for responses.

Motion to adjourn by Steve, seconded by Bruce, meeting adjourned at 11:15.

Submitted by
Bob McCauley
Camelot Village HOA Secretary