

Camelot by the Lake Condominium Association, Inc.
BOARD OF DIRECTORS/ORGANIZATIONAL MEETING
Tuesday, November 19, 2024
3:07 P.M.

The Camelot by the Lake Condominium Association, Inc. Board of Directors/Organizational Meeting was held at The Great Hall on Tuesday, November 19, 2024 at 3:07 p.m. Notice of the meeting was duly posted on the Association Property.

MEETING MINUTES

Attendees: Stephen Vogt
Ms. Sue LaLuzerne
Mrs. Kathy Walker
Mr. Zack McNamara
Linda Sands
Aziz Suleiman
Ms. Tricia Schneider, On Site Manager

Trish Schneider noted that Notice of Meeting had been posted and that a quorum was present.

Steve Vogt called the meeting to order at 3:07 p.m.

Approval of Meeting Minutes: Steve Vogt motioned the approval of the minutes, Sue LaLuzerne seconded to approve the minutes of the October 15, 2024 meeting. All voted in favor. Motioned passed.

Treasurer's Report: Sue LaLuzerne read the Treasurer's report as presented.

Manager's Report: Trish Schneider read the Manager's report as presented.

New Business:

Organization of the Board: A discussion was had between the new Board Members and all voted in favor of the following positions. Motion passed.

Stephen Vogt, President
Aziz Suleiman, Vice President
Sue LaLuzerne, Treasurer
Kathy Walker, Secretary
Zack McNamara, Director
Linda Sands, Director

Surveillance Camera: Steve opened the discussion reminding all that the

association currently has surveillance cameras and not security cameras and noting the difference. Before the Board discussed the two bids Steve asked if they even wanted to pursue reinstalling cameras on the property. The entire Board saw the need for cameras; be it peace of mind, to support a liability lawsuit Jamie Jones mentioned that in 2017 they were helpful to her at the time of a car crash. With all that mentioned they continued with the discussion. Trish Schneider told the history behind the cameras and how the association went from one vendor to the current vendor; when they were not responding and no longer was willing to help, she reached out to a different vendor who discovered that many of the cameras did not function properly. At that time, it was advised that the system be split and have a modem installed in the maintenance shop to run the north side of the property separate from the south; this was done. When they came back to install the new equipment the system was locked and the vendor that we were doing business with deleted our file leaving us without any system. At that time H&W Alarm and Godfather Security came and met with Trish and submitted their bids. H&W came in at \$16,281.72 and Godfather at \$26,209.65 both vendors had very different equipment and scope of the job. Aziz Suleiman had a good grasp of the equipment and could tell the difference of the product, he also mentioned that he had contacts in this industry and would reach out to them to see if they would like to bid the project. Steve Vogt motioned to table this discussion until we were able to obtain a few more bids. Kathy Walker seconded the motion. All voted in favor. Motion passed

Sealcoating and Striping: Steve Vogt motioned the discussion to talk about sealcoating the entire property; this would include the curbing, wheel stops, stop bars, arrows, FL & FL message curb and speed bumps. Trish met with three vendors; two had very similar proposals and pricing; \$36,650.00 from Central Florida Patch and Seal and \$36,830.00 from Asphalt Icon. Asphalt Restoration Technology Systems, Inc. proposed a very different, more extensive project totaling \$50,000.00 and the Board did not see the value in what they were proposing. Trish mentioned that she met with the first two vendors and was impressed with Central Florida and how he would go about working the project. Steve Vogt motioned that they award the contract to Central Florida Patch and Seal in the amount of \$36,650.00 Zack McNamara seconded the motion. All voted in favor. Motion passed.

Ratify Bids:

Seminole Fence was asked to bid the project of replacing two sections of fencing between the south carport totaling 60ft. of 6' high privacy fence and install the fence around the dumpster at the K building. Steve Vogt accepted the bid totaling \$2,950.00 with the work to start on December 13, 2024. Linda Sands motioned that they accept this bid, Kathy Walker seconded the motion. All voted in favor. Motion passed.

Action Plus Pressure Cleaning was contacted regarding cleaning all common sidewalks on the property; Trish was receiving numerous calls complaining that in some areas the sidewalks were slippery and did not look good for the upcoming holiday season. Trish was able to get Bryan Otten to honor the same price from two years ago and Steve signed the proposal in the amount of \$5,000.00 including both pool decks. The work started

Monday November 18, 2024 and was completed on 11/20/2024. Linda Sands motioned that they accept this bid, Sue LaLuzerne seconded the motion. All voted in favor. Motion passed.

Open Discussion: At this time Steve asked the five owners who attended the meeting if they had anything they would like to discuss. The owner of H-3 mentioned that she likes the new website and appreciates all the updates that the owners receive thru eblast. The owner of H-14 had a few items for discussion and they were all addressed. One in particular is more lighting at the end of the E building heading towards the lake. Steve and Aziz both agreed that they would walk over there at dark to see exactly where additional light pole need to be placed.

Trish mentioned that there will be no Board meeting in December and she will be out of the office from 12/2 – 12/6/2024.

Adjournment: Stephen Vogt motioned; Zack McNamara seconded, to adjourn the meeting at 4:09 p.m. All voted in favor. Motion passed.