

Camelot by the Lake Condominium Association, Inc.
BOARD OF DIRECTORS MEETING

Budget Approval Meeting

5400 Hansel Avenue

Orlando, FL 32809

Great Hall

Tuesday, August 20, 2024

3:00 P.M.

The Camelot by the Lake Condominium Association, Inc. Board of Directors Meeting was held at The Great Hall on Tuesday, August 20, 2024 at 3:00 p.m. Notice of the meeting was duly posted on the Association Property.

MEETING MINUTES

Attendees: Mr. Steve Vogt, President, via phone
Mr. Aziz Suleiman, Vice President
Ms. Sue LaLuzerne, Treasurer
Mrs. Kathy Walker, Secretary
Mr. Zack McNamara, Director, Absent
Mrs. Linda Sands, Director
Ms. Tricia Schneider, On Site Manager
Mr. Victor Marsich, Sentry Management

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

Trish Schneider called the meeting to order at 3:02 p.m.

Approval of the Meeting Minutes: Trish Schneider motioned the approval of the minutes, Sue LaLuzerne made the motion and Linda Sands seconded to approve the minutes of the July 16, 2024 meeting. All voted in favor. Motioned passed.

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

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

New Business:

Budget for 2024-2025

The Board adopted the Proposed Budget as presented for Camelot's 2024-2025 Budget. Linda Sands motioned that we adopt the Proposed Budget as presented for 2024-2025. Steve Vogt seconded the motion to adopt the Proposed Budget. All voted in favor. Motion passed.

Ratify Bids for Drainage Building J-9

The Board reviewed two bids that were presented regarding the drainage issue in front of J-9 and behind the J building. General Construction submitted a bid in the amount of \$4,900.00 to install drain pipe to a catch basin. O & A Landscaping presented a bid for \$1,868.25 to install two separate underground pipes that will connect to a 12inch catch basin the front and back of the building. Steve Vogt accepted the bid from O & A Landscaping on August 1, 2024. This bid was ratified at the meeting. Kathy Walker motioned to accept bid from O&A and Sue LaLuzerne seconded the motion. All voted in favor. Motion passed.

Legislative Update

Victor Marsich from Sentry Management spoke to the Board about the 2024 Legislative Session and a number of bills passed that affect community associations. After July 1st all Board members will need to complete a 4hr class. This must be completed before July of 2025. Victor suggested that the current Board wait until January 2025 to start this. He also spoke about the mandatory quarterly meetings that must be held, however since our Board meets monthly this would not change how the association conducts business. He briefly spoke about the Federal Government Corporate Transparency Act (CTA) why this is being considered; many moving parts and at this time he indicated that nothing needs to be done yet and Sentry will continue to monitor the situation. Trish thanked Victor for coming to the meeting.

At this time Trish opened the meeting to the floor and only one owner had an issue that they wanted to discuss. Jamie Jones in C-19 indicated that she was still having issues with bees; Trish asked her if she saw them recently and Jamie indicated that she had not. Trish had Florida Bee Removal on the property a couple of weeks ago and was advised that all areas have been treated. She will reach out to Florida Bee Removal and have them back out to take a look and treat.

Adjournment: Linda Sands motioned to adjourn the meeting at 3:22 p.m. Kathy Walker seconded the motion. All voted in favor. Motion passed.