

Camelot by the Lake Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Tuesday, July 16, 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, July 16, 2024 at 3:00 p.m. Notice of meeting was duly posted on the Association Property.

MEETING MINUTES

Attendees: Mr. Stephen Vogt, President
Mr. Aziz Suleiman, Vice President, not present
Mrs. Kathy Walker, Secretary
Ms. Sue LaLuzerne, Treasurer
Ms. Linda Sands, Director
Mr. Zack McNamara, Director
Ms. Tricia Schneider, On Site Manager
Victor Marsich, Sentry Management, not present

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

Stephen Vogt called the meeting to order at 3:00 p.m.

Approval of the Meeting Minutes: Stephen Vogt motioned, Linda Sands seconded, to approve the minutes of the June 14, 2024 meeting and the June 18, 2024 meeting. All voted in favor. Motion 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:

O&A Landscape Contract 2024-2025

Steve Vogt opened the meeting by stating and presenting the Landscape Contract from O&A Landscaping. He mentioned that the proposed contract represents a 5% increase from the current year with the same service provided. The new contract totals \$72,765.00 with the breakdown being; landscaping \$66,150.00, Fertilization \$5,292.00 and Irrigation inspection \$1,323.00. Steve pointed out that they are very responsive to the manager when she calls and continue to do a great job on the property. Stephen Vogt motioned to accept O&A's contract in the amount of \$72,765.00, Kathy Walker seconded the motion. All voted in favor. Motion passed.

A discussion was had regarding the next agenda item, weight of dogs in the community. Since all Board members were not at the meeting it was agreed upon to table this discussion until the next meeting. *Since this meeting and upon further research the Board would have to revise the rule as they seem appropriate; present it to the associations counsel; they would review and make sure it was within the Fl. Statue then present it back to the Board for their vote. At this time this discussion has been withdrawn.*

Old Business:

Revision to the Budget for 2024-2025

Steve Vogt asked the Board if they had any revisions that needed to be made to the Budget. The only additional item that was addressed was the increase from Sentry Management for their Management Fee. Sentry increased the current fee by 5% for 2024-2025, keeping the same amount in 2025-2026 and then another 5% increase in 2026-2027. This represents a \$69.00 increase per month; \$1,449.00; yearly \$17,388.00. No other changes were made to the Budget and Trish will send it to Sentry for mailing on Wednesday. Stephen Vogt motioned to accept Sentry's increase and sign a three-year contract with them. Kathy Walker seconded the motion. All voted in favor. Motion passed.

Adjournment: Stephen Vogt motioned; Linda Sands seconded, to adjourn the meeting at 3:18 p.m. All voted in favor. Motion passed.