

Camino Lakes Homeowners Association

Annual Meeting

January 24 2011

Count De Hoernle Pavilion Train Depot

I. Call to order

The meeting was called to order by Association President Joe Sabino at 7:05 PM.

II. Introduction and Welcome

Joe Sabino welcomed homeowners and introduced Camino Lakes Homeowners Association Officers and members of the Board of Directors.

III. Roll call and confirm quorum

Jody Cramer confirmed that a quorum was present. Joe Sabino thanked those who brought proxies for absent homeowners.

IV. Reading of minutes of January 2010 meeting

Minutes of 2010 annual meeting were read by Secretary Julia Norris. A motion was made and seconded to approve the minutes. Minutes were approved by voice vote.

V. Presentation from Boca Fire Dept.

Assistant Fire Chief David Woodside delivered a presentation on the Boca Raton Fire Department.

VI. Committee Reports

1. Architectural – Gerry Miller

Gerry Miller, architectural committee, reported that 12 requests were received in 2010. The requests were for painting, windows, roofs, and landscaping. In response to a homeowner's question, he explained that new or changed fences require a request. He reminded homeowners that, as a rule, if they do anything that can be seen from the street they should submit a request. Request forms are in the back of the Homeowners directory.

2. Lake – Owen Sager/Mario Gentile

Owen Sager, lake committee, reported that the deep freeze last year killed all the carp and most of the game fish. The lake has been treated twice for weeds. Permission has been received to restock the lake with sterile, weed-eating carp. This will occur in the Spring. The Board is considering restocking the bass as well.

VII. Officers Reports

1. President – Joe Sabino

President Joe Sabino reported on various aspects of the homeowners association, including annual events, dues, expenses, home values and sales, petty crimes and developments in the surrounding area. He thanked the 100% volunteer Board and officers for their service, including monthly meetings except for the summer.

Mr. Sabino reported that an important part of the value of the neighborhood is its appearance; however, Board members cannot serve on the Appearance Committee and it has been difficult to find non-Board members for the committee. Consequently, the Board contracted with a management company, Community Reliance, to perform the functions of the Appearance Committee on a trial basis. The Board reviews the appearance reports prepared by Community Reliance and determines if letters should be sent to homeowners. The Board strives to be friendly, recognizing gray areas, while maintaining standards. The response from homeowners has been good overall and problem homes are coming up to standard. The performance of Community Reliance will be evaluated at the next Board meeting.

Mr. Sabino concluded with a request for feedback from homeowners who wish to contact him.

2. Treasurer – Joe Dorsey

Treasurer Joe Dorsey explained the format of the 2011 budget, which was distributed at the door, and reviewed it line by line. His comments included: dues are not increased this year; estoppel letter income is down; insurance is our biggest cost for a \$2 million policy; legal expenses are hard to predict; donations help support the picnic; and property management expenses in 2010 were not for a full year. Assets at year end were \$31,265. At year end, 29 homeowners were past due; however, 5 or 6 payments were received in January. Dues were due in mid-November.

A motion was made and seconded to approve the 2011 budget. The budget was approved by voice vote.

VIII. Old Business

These was no old business.

IX. New Business

1. Nomination and election Directors

Joe Sabino reported that all but one of the current Directors have agreed to serve in 2011. He asked if anyone else wished to be on the Board; however, no one volunteered. Ballots were distributed, with blank lines for write-ins. The elected board was: Jody Cramer, Joe Dorsey, Mario Gentile, Irwin Isert, Dave Johnson, Gerry Miller, Julia Norris, Joe Sabino, Owen Sager, Eric Sauer, Steve Schieltz, and Mike Wiegand.

2. The Annual Picnic will be on March 26, 2011.

3. Other

A homeowner requested that the vacant lots be sodded and maintained. Discussion followed on this issue. Joe Sabino reported that the owner of the vacant lots refuses to have them sodded and our only recourse is to take him to court.

X. February Board Meeting

Joe Sabino reported the Board meets the second Monday of the month. The next meeting is February 14th at 7:30 at his home, 785 Camino Lakes Circle.

Officers for 2011 will be elected at the February Board meeting.

XI. Adjourn

A motion to adjourn was made and seconded. The motion was approved by voice vote. The meeting adjourned at 8:30 PM.