

Camino Lakes Homeowners Association

Annual Meeting

January 23, 2012 7:00-9:00 pm

Count De Hoernle Pavilion Train Depot

I. Call to order

The meeting was called to order by Association President Joe Sabino at 7:07 PM.

II. Introduction and Welcome

President Joe Sabino welcomed homeowners and introduced Camino Lakes Homeowners Association Officers and members of the Board of Directors. He thanked the 100% volunteer Board and officers for their service.

III. Roll call and confirm quorum

Jody Cramer confirmed that a quorum was present.

IV. Reading of minutes of January 2011 meeting

Minutes of 2011 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. Officer Kurt Brower, Boca Crime Prevention Officer

Officer Kurt Brower's presentation was delayed because he was called away but returned later in the meeting. He discussed crime statistics for our neighborhood and surrounding areas and methods to protect our homes, property and identities.

VI. Committee Reports

1. Architectural – Gerry Miller

Gerry Miller, architectural committee, reported that 24 requests were received in 2011. The requests included painting, impact windows and doors, fencing, roofs, generator and landscaping. 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.

He pointed out that Community Reliance, the management company, looks for appearance issues, not architectural changes. Any letter from Community Reliance is not from the Architectural Committee.

2. Lake – Mario Gentile

Joe Sabino reported for Mario Gentile that the lake was treated for weeds and 60 sterile weed-eating carp were purchased. The lake is in the best condition in years.

Two “No Swimming” signs were installed as requested by our insurance provider.

3. Welcome – Jody Cramer

Jody Cramer, welcome committee, reported that the committee tries to reach each new homeowner to welcome them and provide them the Association Directory. The Directory was not published last year due to a new state law that requires homeowner written approval for disclosure of personal information, including phone number and email address. Homeowners have been asked to sign the directory information forms if they want their information in the Directory.

VII. Officers Reports

1. President – Joe Sabino

President Joe Sabino discussed how special Camino Lakes and the homeowners are. The Board and homeowners strive for a kinder, gentler community. The homes are well-maintained; as a result, homes sell quickly.

The Association is financially healthy, which will be important in the coming year. The Camino Lakes sign is in serious disrepair and must be replaced. Also, the Board is exploring an Association website.

The Board and volunteers support the Association activities: annual picnic, holiday party and luminaries. Our bank, Community Bank of Broward, also provides substantial support. There are opportunities to volunteer by serving on the Board or helping with these activities. Mr. Sabino suggested that anyone interested come to a Board meeting, ask questions, and learn how the Board operates and the challenges it faces.

2. Treasurer – Joe Dorsey

Treasurer Joe Dorsey commented on the 2012 budget, which was distributed at the door. His comments included: dues are not increased again this year; the cost for the replacement sign is an estimate; legal expenses are reduced because of experience last

year; property management is also lower. As noted on the budget, the picnic costs less than it otherwise would due to donations from members and the bank. The bank also donates paper, ink, etc.

Mr. Dorsey reported that 17 homeowners have not paid their dues. Next month a letter will go to those who still have not paid.

A homeowner asked about the possibility of Federal taxes. Mr. Dorsey replied that a tax return is filed and no taxes are due.

A homeowner asked if the liability insurance carried by the Association is adequate. Mr. Dorsey replied that the only liability is the lake; however, he will investigate increasing it to \$3 million.

A motion was made and seconded to approve the 2012 budget. The budget was approved by voice vote.

VIII. Old Business

There was no old business.

IX. New Business

1. Nomination and Election of Directors

Mr. Sabino reported that all but one of the current Directors have agreed to serve in 2012. 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, Eric Sauer, Steve Schieltz, and Mike Wiegand.

2. Annual Picnic March 2012

Mr. Sabino reported that the date has not been selected.

X. February Board Meeting

1. February 13, 2012 @7:30 pm

The meeting will be at Dave Johnson's house.

2. 2012 Officers will be Elected

Officers for 2012 will be elected at the February Board meeting.

Dave John praised the outgoing President, Joe Sabino, describing him as a true “working president” who has been instrumental in making us successful.

XI. Adjourn

A motion to adjourn was made and seconded. The motion was approved by voice vote. The meeting adjourned at 8:18 PM.

Respectfully submitted,

Julia Norris, secretary