

Camino Lakes Homeowners Association  
Annual Meeting  
January 28, 2013 7:00-9:00 pm  
Count De Hoernle Pavilion Train Depot

I. Call to order

The meeting was called to order by Vice President Mike Wiegand at 7:02 PM.

II. Introduction and Welcome

Mr. Wiegand welcomed homeowners and introduced himself. Members of the Board of Directors introduced themselves.

III. Roll call and confirm quorum

Director Jody Cramer confirmed that a quorum was present.

IV. Reading of minutes of January 2012 meeting

Minutes of the 2012 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. Tom Sloan, Manager of Library Services, City of Boca Raton

The presentation by Tom Sloan, Manager of Library Services, City of Boca Raton was moved up the agenda to follow the Introduction and Welcome. Mr. Sloan's presentation covered the Spanish River library, plans for the new main library, and various library services.

VI. Committee Reports

A. Architectural – Gerry Miller

Director Gerry Miller reported that 12 requests were received by the Architectural Committee in 2012. The requests included new roofs, painting, fences, remodeling, impact windows and a shed. He noted that the Association website has been used effectively in the request process. He explained that no requests have been rejected, although there is sometimes some discussion with the homeowner to reach an approved request. In response to a homeowner's question, he stated that metal roofs are allowed.

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.

B. Lake Report – Julia Norris

Ms Norris reported that homeowner Diane Cappeller has been monitoring the lake for the Association. There have been no significant problems with the lake this year, just minor issues with the pumps.

## VII. Officers Reports

### A. President – Joe Sabino by Mike Wiegand, VP

Vice President Mike Wiegand gave the President's report in the absence of the President, Joe Sabino. Mr. Wiegand reported that property values are going up and homeowners are making major renovations, showing confidence in the neighborhood. His report also covered the following points:

- Community Reliance has been reviewing appearance and homeowners have been responsive.
- Treasurer Joe Dorsey took the lead in creating the Association website, [caminolakes.org](http://caminolakes.org). Among other items, Association forms can be found there.
- The lake is in good shape.
- Homeowner Mike Weppner led the effort for a new Camino Lakes sign.

Mr. Wiegand explained that we want to be a friendly Board and Association. He highlighted some of the many responsibilities and contributions of the volunteer Board.

Mr. Wiegand encouraged homeowners to get involved by coming to Board meetings, which are posted on our website.

He closed by noting that Joe Sabino has done an excellent job as President even though he no longer lives in Camino Lakes.

### B. Treasurer – Joe Dorsey

### C. Proposed 2013 Budget and Approval

Treasurer Joe Dorsey reviewed the 2013 budget. His comments included: dues are not increased again this year; all but one homeowner paid dues last year; the bank does not charge us any fees. As noted on the budget, donations from homeowners and the Community Bank of Broward defray half the costs of the picnic. Assets have decreased about \$2,000 due to one-time costs for website design and the new Camino Lakes sign.

A motion was made and seconded to approve the 2013 budget. The budget was approved by voice vote.

## VIII. Old Business

There was no old business.

## IX. New Business

### A. Nomination and Election of Directors

Mr. Wiegand reported that all of the current Directors have agreed to serve in 2013 and that Rita Diamond has agreed to join the Board. He asked if anyone else wished to be on the Board; however, no one volunteered. Ballots, with blank lines for write-ins, were distributed by homeowner Lisa Prucha and counted by Ms Prucha and homeowner Leroy Simon. The elected Board was: Jody Cramer, Rita Diamond, Joe Dorsey, Mario Gentile, Irwin Isert, Dave Johnson, Gerry Miller, Julia Norris, Joe Sabino, Eric Sauer, Steve Schieltz, and Mike Wiegand.

### B. Annual Picnic March 16, 2013

Mr. Wiegand reported that the picnic will be March 16, 2013.

### C. Train Traffic Increase [not on agenda]

Mr. Wiegand reported that train traffic on the FEC tracks is expected to increase and invited homeowner Owen Sager to talk about it. Mr. Sager stated that two new train services have been proposed: a high-speed and a commuter train. The current 10 trains per day is projected to increase to 40. He noted that it is very expensive to create a quiet zone whereby the crossing is hardened and horns are not used. He recommended that the Board take the issue to the Federation of Homeowners Associations, as well as notify homeowners of any action they can take.

## X. February Board Meeting

### 1. February 11, 2013 @7:30 PM

The next Board meeting is February 11 at Dave Johnson's house at 7:30 PM.

### 2. 2013 Officers will be Elected

Officers for 2013 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 8:08 PM.

Respectfully submitted,

Julia Norris, secretary