

Camino Lakes Homeowners Association  
Annual Meeting  
January 27, 2014 7:00-9:00 pm  
Count De Hoernle Pavilion Train Depot

I. Call to order and Confirm Quorum

The meeting was called to order by President Mike Wiegand at 7:13 PM. A quorum was not present at the start of the meeting; therefore, no votes would be taken until a quorum was present.

II. Introduction and Welcome

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

III. Reading of minutes of January 2013 meeting

Minutes of the 2013 annual meeting were read by Secretary Julia Norris. Approval was postponed until a quorum was confirmed.

IV. Committee Reports

A. Architectural – Gerry Miller

Director Gerry Miller reported that 15 requests were received by the Architectural Committee in 2013. The requests included a new roof, painting, fences, landscaping, impact windows, pavers, garage door, and a patio awning. He recommended homeowners submit a request for any change visible by neighbors. He noted that the request form is on the Association website and that forms can be submitted electronically. He explained that no requests have been rejected; if appropriate, the committee works with the homeowner to accommodate the request.

B. Lake Report – Tom Roegiers

Tom Roegiers reported on lake treatment and test results. Bacteria are well within the acceptable range; oxygen is good; clarity is excellent. The lake was treated for Nuphar lilies, algae and Naiad. At present the algae are gone and the Naiad are dying. The sterile carp in the lake were not adequately controlling the algae and Naiad; consequently, the vendor that treated the lake applied for a permit for additional carp.

V. Officers Reports

A. President – Mike Wiegand

President Mike Wiegand reported that the Camino Lakes neighborhood is desirable, safe and clean, with low dues. He acknowledged the efforts of the Board members and volunteers who serve the neighborhood.

His report also covered the following points:

- We have a new sign to replace the old one which was in very bad condition.
- All Aboard Florida will significantly increase train traffic; however, the City appears to have found funds to harden the crossing so that trains do not have to sound their horns.
- Current and prospective Board members attended a certification class on Florida statutes pertaining to homeowner associations. Homeowners can expect communication to increase.
- The Board reviews appearance photos taken by Community Reliance. When a photo is considered to show a violation of appearance rules a sequence of letters to the homeowner is initiated until the violation is corrected. Homeowners who have an issue with a letter are urged to talk to a Board member to resolve it.

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 volunteering. He stressed that volunteers do not have to be Board members. Volunteers are needed for the luminaries in December. Homeowners who would like Camino Lakes signs on SW 18<sup>th</sup> Street should volunteer for the project.

Mr. Wiegand summarized that Camino Lakes is a great place to live and that rules are in place to help keep it that way.

B. Treasurer – Joe Dorsey

C. Proposed 2014 Budget and Approval

Treasurer Joe Dorsey reviewed the 2014 budget, especially changes from last year. He will be sending past due notices to about 10 homeowners.

At this point a quorum was announced by Director Jody Cramer.

A motion to approve the 2013 minutes was made by Karen Dorsey and seconded by Bill Cramer. The minutes were approved unanimously by voice vote.

A motion to approve the 2014 budget was made by David Norris and seconded by Tom Roegiers. The budget was approved unanimously by voice vote.

VI. Old Business

There was no old business.

## VII. New Business

### A. Nomination and Election of Directors

Mr. Wiegand reported that Tom Roegiers and Joe Vala have agreed to join the Board. Ballots, with blank lines for write-ins, were distributed and counted by homeowner Bill Cramer. The elected Board was: Jody Cramer, Rita Diamond, Joe Dorsey, Mario Gentile, Irwin Isert, Dave Johnson, Gerry Miller, Julia Norris, Tom Roegiers, Eric Sauer, Steve Schieltz, Joe Vala and Mike Wiegand.

### B. Annual Picnic

Mr. Wiegand reported that the picnic will be April 12, 2014.

## VIII. February Board Meeting

### 1. February 10, 2014 @7:30 PM

The next Board meeting is February 10 at Dave Johnson's house at 7:30 PM.

### 2. 2014 Officers will be Elected

Officers for 2014 will be elected at the February Board meeting.

## IX. Adjourn

A motion to adjourn was made by David Norris and seconded by Eric Sauer. The motion was approved unanimously by voice vote. The meeting adjourned at 7:57 PM.

Respectfully submitted,

Julia Norris, secretary