

Camino Lakes Homeowners Association

Annual Meeting

January 20, 2015 7:00-9:00 pm

Boca Raton Downtown Library

I. Call to order and Confirm Quorum

The meeting was called to order by President Mike Wiegand at 7:04 PM. Director Jody Cramer confirmed the quorum.

II. Introduction and Welcome

Mr. Wiegand welcomed homeowners and introduced himself.

III. Reading of minutes of January 2014 meeting

Minutes of the 2014 annual meeting were read by Secretary Julia Norris. Homeowner Jenny Speer moved the minutes be approved as read; homeowner Bill Cramer seconded the motion; the motion passed unanimously.

IV. Committee Reports

A. Architectural – Gerry Miller

Director Gerry Miller reported that 16 requests were approved by the Architectural Committee in 2014. The improvements included new roofs, painting, fences, tree replacement, impact windows, stand-by generator, gazebo, new stucco, and pool and patio. He encouraged homeowners to 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.

B. Lake Report – Tom Roegiers

Director Tom Roegiers described the lake features. He reported there were two maintenance items for the lake in 2014. The lake was stocked with 105 sterile, grass-eating carp in May for \$1170 to help control undesirable plant growth. The lake was treated for submersed lilies for \$360 by Southern Weed Control in September, after the summer growing season. An algae ring was noted in the summer; however, Southern Weed recommended against treatment in the expectation that the algae will diminish naturally in cooler weather and because treatment could damage desirable plants. The algae are now much better.

In response to a question about stocking fish, Mr. Roegiers requested that a proposal be presented to the Board so that the appropriate number and type of fish can be determined.

In response to a question about the sterile carp, Mr. Roegiers stated that Southern Weed will advise us in the event that additional carp would be beneficial in the future.

V. Officers Reports

A. President – Mike Wiegand

President Mike Wiegand reported that the Camino Lakes neighborhood is doing well, people want to live here, and houses sell quickly.

His report also covered the following points:

- As required by Florida statutes, homeowners were notified of the annual meeting by postcard or email.
- The statutes also required changes to the directory form regarding permission to print certain information.
- The city of Boca Raton seeks input from homeowners regarding the completion of the Hillsboro El Rio Park. Although the HOA supported the first phase it is neutral this time. The HOA will try to keep homeowners informed via email about meetings on the park.
- All Aboard Florida is still moving forward. Sound mitigation efforts include relocating freight traffic and hardening the crossing so that trains do not have to sound their horns.
- The Board reviews appearance violation 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. Mr. Wiegand urged homeowners not to ignore the letters but to work with the Board to resolve the violation. If the violation remains unresolved and is referred to our lawyer the homeowner will have to pay the legal expenses.
- The Board is all volunteer; however, volunteers do not have to be Board members. We are looking for volunteers for delivering the luminaries and for the two parties.

Mr. Wiegand concluded that Camino Lakes is a great place to live and the goal of the Board is to keep it that way.

B. Treasurer – Joe Dorsey

C. Review the 2015 Budget

Treasurer Joe Dorsey reviewed the 2014 actual income and expenses and the 2015 budget, especially changes from last year. In 2014 our income exceeded expenses by \$2, 987. The projected excess for 2015 is \$1,448. He will be sending past due notices to 12 homeowners.

VI. Old Business

There was no old business.

VII. New Business

A. Nomination and Election of Directors

Mr. Wiegand reported that Rob Drake has agreed to join the Board and that Eric Sauer is not running for reelection. Ballots, with blank lines for write-ins, were distributed by homeowner Jenny Speer. They were collected and counted by homeowner Bill Cullen. Sixteen ballots were cast in person; 18 ballots were cast by proxy. The following Board was elected unanimously: Jody Cramer, Rita Diamond, Joe Dorsey, Rob Drake, Mario Gentile, Irwin Isert, Dave Johnson, Gerry Miller, Julia Norris, Tom Roegiers, Steve Schieltz, Joe Vala and Mike Wiegand.

B. Annual Picnic

Mr. Wiegand reported that the picnic will be March 28, 2015.

VIII. February Board Meeting

1. February 9, 2015 @7:30 PM

The next Board meeting is February 9 at director Joe Vala's house at 7:30 PM. The meeting is posted on the website caminolakes.org.

2. 2015 Officers will be Elected

Officers for 2015 will be elected at the February Board meeting.

IX. Adjourn

A motion to adjourn was made by Jenny Speer and seconded by Bill Cramer. The motion was approved unanimously by voice vote. The meeting adjourned at 8:04 PM.

Respectfully submitted,

Julia Norris, secretary