

# Camino Lakes Homeowners Association

## Annual Meeting

January 25, 2016 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 and the Directors.

### III. Reading of minutes of January 2015 meeting

Minutes of the 2015 annual meeting were read by Secretary Julia Norris. Director Tom Roegiers 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 Irwin Isert reported for Gerry Miller that there are three members of the Architectural Committee: himself, Gerry Miller and Joe Vala. There were 13 requests approved by the Architectural Committee in 2015. The improvements included roofs, painting, driveways, landscaping, windows and doors, and tank for stand-by generator. He encouraged homeowners to submit a request, even if painting in the same color.

#### B. Lake Report – Tom Roegiers

Director Tom Roegiers reported there were three maintenance items for the lake in 2015. The West aerator was repaired in February. In August, a pump was repaired, the lake surveyed and the lilies treated. The lake was resurveyed in October, when it was found that the carp were controlling the plants and no further treatment was required.

Mr. Roegiers reported that a letter was sent to homeowners with lakefront lots regarding the use of weed killer on lake plants. The Association rules prohibit the use of chemicals to remove vegetation. Weed killer can harm animals and fish in the lake, as well as pollute the lake.

Mr. Roegiers demonstrated that lake water appears indistinguishable from City tap water.

### V. Officers Reports

#### A. President – Mike Wiegand

President Mike Wiegand reported on the following points:

- All Aboard Florida is still moving forward. The railroad crossing is supposed to be “hardened” so that trains do not have to sound their horns.
- The City plans to resurface SW 18<sup>th</sup> Street between the canal and the railroad.
- The Hillsboro El Rio Park is proceeding with planned completion July 2019. Mr. Wiegand summarized the planned park features.
- The lake is a valuable asset to the neighborhood. Since the storm sewers directly connect to the lake, all homeowners should be careful what they put on their lawns or near the storm sewers.
- Homeowners agree to the Appearance Rules when they purchase property in Camino Lakes. The Board reviews appearance violation photos taken by Community Reliance, typically dirty roofs, commercial vehicles or easily visible boats. Homeowners usually comply. Mr. Wiegand advised homeowners not to ignore a letter but to talk to someone if they have an issue. The Appearance Rules specify steps taken for violations, leading to referral to the lawyer if not resolved.
- Florida statutes govern HOAs, including notification of the annual meeting by postcard or email. Mr. Wiegand advised those who received a postcard to see the secretary, Julia Norris, for a form to receive email notification.
- The Board is all volunteer; however, volunteers do not have to be Board members. We welcome volunteers.

Mr. Wiegand concluded that we try to keep Camino Lakes a great place to live. There are some rules but we try to have a light touch. We try to keep dues low and have great parties. He noted the picnic will be March 12.

B. Treasurer – Joe Dorsey

C. Review the 2016 Budget

Treasurer Joe Dorsey reviewed the 2016 budget, line by line. He noted that dues were increased \$5 per lot. In 2015 our income exceeded expenses by \$5,445. The projected excess for 2016 is \$1,615.

VI. Old Business

There was no old business.

VII. New Business

A. Nomination and Election of Directors

Mr. Wiegand reported that Linda Faris has agreed to join the Board and that Mario Gentile is not running for reelection. Ballots, with blank lines for write-ins, were distributed by homeowner Bill Cramer. They were collected and counted by homeowners Bill Cullen, Bill Gearhiser and Mat Osborne. Twenty-six ballots were cast in person; all but one were unanimous.

The following Board was elected: Jody Cramer, Rita Diamond, Joe Dorsey, Rob Drake, Linda Faris, Irwin Isert, Dave Johnson, Gerry Miller, Julia Norris, Tom Roegiers, Steve Schieltz, Joe Vala and Mike Wiegand.

B. Annual Picnic March 12, 2016

Mr. Wiegand reported that the picnic will be March 12, 2016.

VIII. February Board Meeting

1. <http://www/caminolakes.org/>
2. February 8, 2016 @7:30 PM

The next Board meeting is February 9 at 7:30 PM. The meeting location will be posted on the website [caminolakes.org](http://www.caminolakes.org).

3. 2016 Officers will be Elected

Officers for 2016 will be elected at the February Board meeting.

IX. Adjourn

A motion to adjourn was made by Bill Cullen. The motion was approved unanimously by voice vote.

Respectfully submitted,

Julia Norris, secretary