

Camino Lakes Homeowners Association

Annual Meeting

January 27, 2020 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 7:02 PM. Director Jody Cramer confirmed the quorum.

II. Introductions and Welcome

Mr. Wiegand welcomed homeowners and introduced himself and the directors in attendance.

III. Reading of minutes of January 2019 meeting

Copies of the minutes of the 2019 annual meeting were distributed to all in attendance. Mr. Wiegand invited attendees to read the minutes. Director Tom Roegiers moved the minutes be approved; director Linda Faris seconded the motion; the motion passed unanimously.

IV. Committee Reports

A. Architectural – Shelley Schultz

Director Shelley Schultz summarized the application and approval process. An Application for Home Improvement is required for changes outside the home, including changes to more than 25% of the landscaping. It is an easy process. Applications may be mailed or emailed; email is faster. The Architectural Committee reviews the Application and responds, usually within a week to 10 days. All Applications were approved this year. Mr. Wiegand noted that in the past the Committee has occasionally had to work with the homeowner to modify the Application for approval.

B. Lake Report – Tom Roegiers

Mr. Roegiers reported that the lake is in good shape with no real issues. There are usually algae present in the summer for which the lake is treated monthly with BioZyme. There are three aerators, including one installed by a homeowner. He noted that invasive Snakehead fish are present, though not as many as in the past. "Catch and release" does not apply to them.

Homeowner Kari Cohen (798 SW 17th Street) suggested a fishing tournament for kids to catch Snakehead fish.

V. Officers Reports

A. President – Mike Wiegand

Mr. Wiegand reported on the following points:

- The By-Laws require the annual homeowner meeting. The primary purpose of the meeting is to elect the Board for the new year. He summarized the functions of the Board and noted that the officers for 2020 are elected at the February Board meeting.
- The Board is all volunteer and is always looking for help. Many homeowners, including some at the meeting, have helped with various events; however, the Board has struggled occasionally to find volunteers. Homeowners do not need to be on the Board to volunteer.
- The Board has looked into using a management company for various functions. This would be very expensive and the company would probably have a less-friendly relationship with homeowners. He noted that an individual has been hired to perform the appearance review, instead of the prior management company and the purely volunteer review.
- We all want a safe neighborhood, a good place to live and raise a family and high property values.

- There is some turnover on the Board this year, which is a healthy change, bringing in new ideas.
- The lake is a resource for the entire community. To help keep it healthy, homeowners should not allow chemicals, such as fertilizer, herbicide and pesticide, to reach the lake, including from street run-off which runs into the lake via storm drains.
- To help ensure homeowners are aware of the Camino Lakes restrictions, they were sent to local realtors. New owners are asked to sign a form regarding them.
- The picnic is March 14 this year.

B. Treasurer – Tom Roegiers

Copies of the 2019 Budget were distributed to all in attendance. Mr. Roegiers reviewed 2019 budget and actual figures compared to 2018. Total income for 2019 was \$19,709. He highlighted large expenses: insurance, legal fees, lake treatment, picnic, and the property manager used at the beginning of the year. Total expenses were \$18,700, excess income over expenses was \$1,008, and total assets at the end of 2019 were \$44,982. He noted the financial highlights going back to 2000. Some dues payments were received in January, reducing the number of homeowners in arrears to about 20.

C. Review the 2020 Budget

Mr. Roegiers stated that the budget for 2020 is the same as 2019.

VI. Old Business

No old business.

VII. New Business

A. Declaration of Covenants, Restrictions and Conditions

Mr. Roegiers stated that they had hoped to have a vote at this annual meeting on the changes to the Declaration of Restrictions, which was written in 1977. The attorney is preparing a “red line” version showing the changes to be voted on in the future.

Two major changes are proposed:

If someone is not following the rules the Board would be able to levy fines.

The other change affects boats and trucks. There is no wish to restrict trucks which are currently prohibited. There are a handful of boats in the neighborhood. One should not be able to see the boats; however, a very large boat was moved in last year. New restrictions on boats and RVs are proposed. Homeowners who acquire a new boat will have to keep the boat in the garage. Current boats and RVs will be allowed. New, bigger boats will not be allowed to existing boat owners except if kept in the garage. He noted that some realtors report being asked if large boats are allowed. The answer is “no.”

Directors and homeowners made the following points, comments and suggestions.

Director Steve Schieltz noted it is an arduous, expensive process to enforce the rules, involving lawsuits and arbitration.

Ms. Schultz stated the Board does not want fights and lawsuits but wants the neighborhood to stay friendly with high property values.

Homeowner Marsad Quraishi (690 SW 17th Street) noted that the more rules there are the harder it is to enforce them.

Homeowner Ron Jarrell (698 SW 18th Street) inquired why have more rules if the existing rules are not enforced, specifically that boats should not be visible from the street.

Homeowner Mike Maynes (2103 SW 7th Court) pointed out that the new language is hypothetical and the current proposed language requires that new boats be in the garage.

Homeowner Blaine Dickenson (1858 SW 6th Court) referenced Article 16 of the Declaration of Restrictions which requires 70% of mortgagees to approve a change, otherwise two thirds of members are required.

Mr. Schieltz responded that the 70% requirement applies only to changes to that article.

Ms. Faris noted that the proposed changes address the issue that boats are still visible from the street.

Homeowner Bob Reichert (2170 SW 8th Avenue) noted that his boat is barely visible. He added that if the boat rule is enforced, then all rules must be enforced, including tree requirements.

Mr. Roegiers responded that the Board wishes to remove rules that aren't enforced.

Homeowner Marlis Reichert (2170 SW 8th Avenue) inquired about enforcing the proposed requirement that only existing boats are allowed, not replacements, and noted that that could be very difficult to administer. She also asked how many boats there are in Camino Lakes.

Director Rita Diamond commented that both the number and the size of the boats have been increasing. They are looking to the future.

Mr. Jarrell stated that the T top of his boat shows over the fence despite the plant screen he used to hide it. He bought in Camino Lakes because he could keep his boat. He believes it increases property values.

Homeowner Mark Montanus (791 Camino Lakes Circle) does not currently have a boat but noted that times have changed and boats, like pickup trucks, are more common.

Ms. Schultz commented that many boat owners successfully hide their boats but some do not.

Mr. Dorsey commented that the issue is the size of the boat and that some people have been pushing the envelope.

Ms. Cohen has a boat but she said only Carriage Hill residents can see the boat. She stated that her realtor said that boats are OK. She also asked her next door neighbor who was fine with the boat.

Ms. Faris commented that there is also an issue of homeowners not maintaining their property.

Homeowner Dave Connor (782 Camino Lakes Circle) suggested that the Board enforce existing rules. The cost of revising the rules may exceed the cost of enforcement of existing rules.

John Silvestri (750 Camino Lakes Circle) asked what is being done about train noise.

The Board is not addressing train noise.

Carol Clayton (742 Camino Lakes Circle) stated that her boat is kept in the water in the canal but the proposed rule states it must be on a lift.

Ms. Schultz acknowledged that was an error. Boats in the water in canals will be allowed.

Mr. Maynes suggested there may be agreement on some points:

- Trucks are cool but not commercial trucks – attendees expressed agreement.
- Existing rules should be enforced and existing boats are OK – some attendees did not agree.
- Fines should be levied for non-compliance – some attendees did not agree.
- A management company should be employed – attendees expressed it should not.

Mr. Wiegand stated that the new Board will have to address these issues.

Mr. Schieltz reported that when he talked to his neighbors about the meeting he received feedback that some sidewalks were dirty and that the changes to be voted on should be itemized.

Director Joe Vala reported that when he talked to his neighbors about the meeting he received feedback regarding noisy generators.

Mr. Jarrell inquired about the condition of the property (789 Camino Lakes Circle) behind his. It appears to be falling down. All of the vegetation in the rear was removed, including some that was his, so the house is now in full view from his house.

Homeowner Dave Johnson stated the El Rio park is almost complete. The ribbon-cutting will be February 27.

B. Nomination and Election of Directors

Ballots, with blank lines for write-ins, were distributed by homeowner Diane Cappeller (778 Camino Lakes Circle), assisted by Mr. Wiegand. The ballots listed Rob Bledsoe, Jody Cramer, Linda Faris, Mark Montanus, Gerry Miller, Tom Roegiers, Steve Schieltz and Shelley Schultz.

Ms. Cappeller reported that all candidates were elected to the 2020 Board. There was a total of 40 ballots: 26 ballots where all candidates received a vote including two with write-ins for Joe Dorsey, and one with a write-in for Joe Vala; 14 ballots where one or more candidates did not receive a vote.

C. Annual Picnic March 14, 2020

VIII. February Board Meeting

1. <http://www.caminolakes.org/>

The scroll on the website gives the location of the next Board meeting.

2. February 10, 2020 @7:30 PM

The next Board meeting will be at Ms. Cramer's house, 758 Camino Lakes Circle. The Board meeting is always the second Monday of the month. The location is posted on the website.

3. 2020 Officers will be Elected

IX. Adjourn

A motion to adjourn was made by Ms. Faris; seconded by Mr. Dorsey. The motion was approved unanimously by voice vote.

The meeting adjourned at 8:37 PM.

Respectfully submitted,

Julia Norris, secretary