

Camino Lakes Homeowners Association

Annual Meeting

January 28, 2019 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 7:05 PM. Director Jody Cramer confirmed the quorum.

II. Introductions and Welcome

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

III. Reading of minutes of January 2018 meeting

Copies of the minutes of the 2018 annual meeting were distributed to all in attendance. Mr. Wiegand invited attendees to read the minutes. Director Gerry Miller moved the minutes be approved; homeowner Diane Cappeller seconded the motion; the motion passed unanimously.

IV. Committee Reports

A. Architectural – Rita Diamond

Director Rita Diamond reported that 21 Applications for Home Improvement for various changes were submitted to the Architectural Committee in 2018; all were approved. She referred homeowners to the website for governing documents and requested notification of any changes to a home's exterior.

Mr. Wiegand explained that an approved Application protects the homeowner if a neighbor complains about a change.

B. Lake Report – Tom Roegiers

Director Tom Roegiers reported that the lake is treated monthly for algae with BioZyme. There was an algae bloom last spring which was successfully treated. He periodically sends letters to homeowners on the lake regarding the effect of run-off on the quality of the lake and the need to maintain the 10-foot protection zone. A homeowner, Steve Jenkins, has installed a third aerator and stocked bait fish at his own expense. Invasive Snakehead fish which eat other desirable fish are present in the lake; "catch and release" does not apply to them. We still have grass-eating carp to control the grass. Homeowner Shelley Schultz requested that homeowners on the lake remove Torpedo Grass.

V. Officers Reports

A. President – Mike Wiegand

Mr. Wiegand reported on the following points:

- The primary purpose of the annual homeowner meeting is to elect the Board for the new year. The Board is all volunteer and is always looking for help for events, appearance monitoring and the Architectural Committee.
- Iguanas are a nuisance in the neighborhood; however, there is no effective solution. There are legal restrictions governing the removal and killing of iguanas.
- The neighborhood experienced a mini-crime wave by high school kids who were apprehended.
- New homeowners were not consistently made aware of the Appearance Rules. To address this, homeowner Mike Weppner developed a form for homeowners to sign to help ensure they are familiar with the documents on the Association website.
- Boats and RVs must not be visible from the street. Mr. Wiegand described a homeowner's screen of plants installed on a gate to effectively hide an RV.

- A management company surveys the neighborhood for appearance issues every other month. This is to help protect property values in the neighborhood.
- Mr. Wiegand noted we may have to hire a management company to perform some functions currently performed by volunteers.
- The picnic is March 9 this year.

B. Treasurer – Joe Dorsey

Treasurer Joe Dorsey reported total assets at the end of 2018 of \$43,974.

C. Review the 2019 Budget

Copies of the Budget for 2019 were distributed to all in attendance. Mr. Dorsey reported expected income of about \$21,000 for 2019. He highlighted some large expenses in the budget. He noted that 9 homeowners have not paid their 2019 dues.

VI. Old Business

A. Park update – Dave Johnson

Homeowner Dave Johnson stated the park will be completed this year. He presented the park layout and reviewed the features. The City is trying to have a submerged barge removed from the canal near the park.

VII. New Business

A. Nomination and Election of Directors

Ballots, with blank lines for write-ins, were distributed by homeowners Diane Cappeller and Mike Maynes. Ms. Cappeller reported that all candidates were elected to the 2019 Board.

Mr. Wiegand reported that Ms. Schultz has been added to the Board. Director Linda Faris agreed at the last minute to remain on the Board and was not listed on the ballot. Consequently, there were some write-ins for her.

B. Annual Picnic March 9, 2019

VIII. February Board Meeting

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

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

2. February 11, 2019 @7:30 PM

The location of the next Board meeting will be posted on the website.

3. 2019 Officers will be Elected

IX. Adjourn

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

The meeting adjourned at 7:44 PM.

Respectfully submitted,

Julia Norris, secretary