

**Minutes of the Organizational Meeting of the
Camelot Residences Association Inc.
On February 10, 2025 at the Titusville Library**

Call to Order:

Management called the meeting to order at 6:00 p.m.

Establishment of Quorum:

Board members present were Jason Andersen and Phillip Dore. Marlene Blankenship was not able to attend. Kathy Watts represented Dragon Property Management.

Approval of Minutes from October 28, 2024:

Jason Andersen made a motion to approve the October 28, 2024 Board Meeting minutes. Phillip Dore seconded the motion and the motion passed by unanimous voice vote.

Financials:

Kathy reported that 4 units were sent to the attorney for collections and liens. We're working on sending additional units. Reserves are being funded on time and all bills are paid. Owners are entitled to a copy of the review when it comes available.

Elections of Officers:

Philip Dore made a motion for the Jason Andersen to serve as Acting President.
Jason Andersen seconded the motion and the motion passed by majority voice vote.

Jason Andersen made a motion for the Philip Dore to serve as Secretary.
Philip Dore seconded the motion and the motion passed by majority voice vote.

Jason Andersen made a motion for the Marlene Blankenship to serve as Treasurer.
Philip Dore seconded the motion and the motion passed by majority voice vote.

The 2025 Board of Directors is as follows:

Acting President: Jason Andersen
Treasurer: Marlene Blankenship
Secretary: Phillip Dore

Old Business:

Community Bulletin Board: The bulletin board has been installed.

Current Projects:

Speed bumps: Some speed bumps have been removed and we will remove more when the funds are available.
Replacement of electric meters: We are still working with our electrician to continue with the replacing the banned meters.

New Business:

Exterior Trim Boards: Many of trim boards are rotten and need replacement. Management is in the process of acquiring bids on either replacing them with composite boards or removing all except the lower boards and stuccoing where the trim was removed and sealing it. If the cost to remove and stucco where needing is significantly lower in cost, the owners will have to vote on the removal. We would need 75% of owners to remove them.

Announcements:

Office: Management will still be on site Tuesday morning to collect payment, cut checks for invoices received and meet owners who have made an appointment. Jim Rogers will man the office in the afternoons. The association is looking into hiring 1 or 2 part time maintenance workers. If you know of anyone, please have them get with Jim for an application.

Next Board Meeting: The next scheduled Board meeting will be announced at a later time at the on-site office.

Adjournment:

With no further business to discuss, Jason Andersen made a motion to adjourn the meeting at 6:50p.m. Phillip Dore seconded the motion and it passed by unanimous voice vote.

Respectfully submitted,

Kathy Watts

Kathy Watts, CMCA, LCAM

Dragon Property Management

Board of Directors, Camelot Residences Association, Inc.