

**Minutes of the Board Meeting of the
Camelot Residences Association Inc.
On October 28, 2024, at the On-Site Office**

Call to Order:

The meeting was called to order by Acting President Jason Andersen at 6:00p.m.

Establishment of Quorum:

Board member(s) present were and Secretary Marlene Blankenship and Jason Andersen-Acting Pres was present via phone. . Kim Lucks-Treasurer was not able to attend.
Kathy Watts represented Dragon Property Management.

Approval of Minutes from September 30, 2024 Board Meeting:

Marlene Blankenship made a motion to approve the September 30, 2024 Board Meeting minutes. Jason Andersen seconded the motion and the motion passed by unanimous voice vote.

Treasurers Report: Manager Kathy Watts reported that all bills are paid and the Reserves are being funded on time. Owners that are past due have received statements and 45 Day Demand notices have also been mailed out then will be sent to the attorney for collection.

Old Business:

New Business:

Approve 2025 Budget: Jason Andersen motioned to approve the 2025 Proposed Budget with 100% reserve funding and a monthly assessment of \$295 per unit per month. Marlene Blankenship seconded the motion and it passed by unanimous voice vote. New coupon booklets should be out sometime in December. ALL checks must be made payable to Camelot Residences for Association Fees and Camelot Land Lease for Land Lease fees. DO NOT make them payable to Dragon Property nor combine Association fees and Land Lease fees on one check.

Current Projects:

Community Bulletin Board: The bulletin board will be installed after the hurricane season in November.

Announcements:

Next Board Meeting:

-The annual meeting is scheduled for Monday, February 10, 2025 at 6:00pm at the Titusville, Library. First notices will be mailed before December 10, 2024.

Adjournment:

With no further business to discuss, Marlene Blankenship made a motion to adjourn the meeting at 6:10p.m. Jason Andersen 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.