

Camelot Property Owner's Association

Board of Directors Meeting

AGENDA

Topic: CAM OPEN MEETING

Time: March 17th 2026

Join Zoom Meeting

Meeting ID: 834 3444 1196

Passcode: 097291

1. Call to Order
2. Establish Quorum
3. Approve the December meeting minutes.
4. Review Financials
5. Old Business
6. New Business
 1. Updated Minutes for September, October, November and December - August 2025 are most recent Minutes uploaded to website
 2. Meet and Greet in Spring regarding Out-Reach Questionnaire / Committee - I can offer my courtyard for event
 3. COM application submitted 02/25/2026. Email states currently scheduling out 13-15 months with follow-up in 3-4 months. Camelot working towards a "Neighborhood Clean-up 2027"
 4. Color Schemes with Dunn Edwards
 5. Go Daddy traffic - recent site visitors up 13% (screen shot of graph)
 6. Website updates

Homeowners' Concerns

Camelot Gulf Club Estates
Board of Directors Meeting
December 18th, 2025
OPEN Meeting Minutes

Call to order: 9:30 AM

Establish Quorum: Diana, Andrea and Lisa in attendance. No homeowners.

Approve Minutes: November minutes approved.

Review of Financials: Andrea made a motion, Diana seconded. Motion carried.

Old Business:

A. Wall Phase- Diana will continue to work on map.

- a. Andrea contacted golf course and no response. Diana spoke with Minnie- as of now the walls are dry and the sprinklers are not hitting the walls. The golf course may have redirected the water, however Elise would like to circle back in the spring and check the water.

B. Walkabouts- None have been completed at this time. The Board will discuss a date in 2026.

C. Ultimate Landscape- Corner of Recker/Olympic needs attention. Elise will get the zone schedule from Ultimate.

D. Lock on Recker Wash Gate- Homeowner reported finding gate open. Diana has been monitoring and has not seen any activity or issues since locking.

New Business:

A. End of March- Elise will be out of town.

B. Newsletter: January will be next newsletter, Annual Meeting

C. Questionnaire for homeowners: Lisa would like to ask, "What homeowners would like to see". Get people more involved with the community and volunteer for committees.

Homeowner Concerns- No homeowners present.

Adjournment 10:00 AM

Camelot

Balance Sheet as of 1/31/2026

Assets	Operating	Reserve	Total
Assets			
01110 - Cash in Bank - Operating	\$18,760.01		\$18,760.01
01111 - Money Market/Savings 4436	\$4,675.88		\$4,675.88
01310 - Money Mkt/Savings 3294		\$19,282.40	\$19,282.40
Total Assets	\$23,435.89	\$19,282.40	\$42,718.29
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Liabilities / Equity			
Liabilities & Equity			
02300 - Pre-Paid Assessments	\$454.07		\$454.07
02600 - Reserve Equity		\$10,282.40	\$10,282.40
02603 - Olson Land Sale		\$9,000.00	\$9,000.00
02820 - Retained Earnings	(\$926.62)	\$6,850.00	\$5,923.38
02840 - Net Income	\$23,908.44	(\$6,850.00)	\$17,058.44
Total Liabilities & Equity	\$23,435.89	\$19,282.40	\$42,718.29
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Camelot

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
04100 - Assessments	26,075.34	3,200.75	22,874.59	26,075.34	3,200.75	22,874.59	38,409.00
04102 - NSF Charges	-	10.00	(10.00)	-	10.00	(10.00)	10.00
04402 - Checking Interest	1.27	1.67	(.40)	1.27	1.67	(.40)	20.00
04600 - Transfer Fees	400.00	400.00	-	400.00	400.00	-	3,600.00
04850 - Est Loss/Assessments	-	125.00	(125.00)	-	125.00	(125.00)	1,500.00
04900 - Fines	200.00	-	200.00	200.00	-	200.00	-
Total INCOME	26,676.61	3,737.42	22,939.19	26,676.61	3,737.42	22,939.19	43,539.00
Total Income	26,676.61	3,737.42	22,939.19	26,676.61	3,737.42	22,939.19	43,539.00
Operating Expense							
LANDSCAPE GROUNDS							
05505 - Monthly Landscape	1,000.00	1,000.00	-	1,000.00	1,000.00	-	12,000.00
05506 - Walls	-	83.33	83.33	-	83.33	83.33	1,000.00
05507 - Palm Trees	-	166.67	166.67	-	166.67	166.67	2,000.00
05508 - Other-Chemicals & Shrubs	-	125.00	125.00	-	125.00	125.00	1,500.00
05516 - Trees - Removals	-	83.33	83.33	-	83.33	83.33	1,000.00
Total LANDSCAPE GROUNDS	1,000.00	1,458.33	458.33	1,000.00	1,458.33	458.33	17,500.00
ADMINISTRATOIN							
05805 - Management	646.46	646.46	.00	646.46	646.46	.00	7,757.57
05810 - Taxes and Fees	-	47.92	47.92	-	47.92	47.92	575.00
05815 - Office Supplies	-	8.33	8.33	-	8.33	8.33	100.00
05820 - Postage/Copies	35.29	41.67	6.38	35.29	41.67	6.38	500.00
05825 - Bank Fees	10.00	-	(10.00)	10.00	-	(10.00)	-
05831 - Insurance	-	227.03	227.03	-	227.03	227.03	2,724.35
05833 - CPA	-	-	-	-	-	-	865.00
05836 - Legal Fees	-	41.67	41.67	-	41.67	41.67	500.00
05840 - Meeting room rental	-	100.00	100.00	-	100.00	100.00	100.00
Total ADMINISTRATOIN	691.75	1,113.09	421.34	691.75	1,113.09	421.34	13,121.92
RESERVE CONTRIBUTION							
09910 - Reserve Allocation	1,076.42	1,076.42	-	1,076.42	1,076.42	-	12,917.08
Total RESERVE CONTRIBUTION	1,076.42	1,076.42	-	1,076.42	1,076.42	-	12,917.08
Total Expense	2,768.17	3,647.84	879.67	2,768.17	3,647.84	879.67	43,539.00
Operating Net Total	23,908.44	89.58	23,818.86	23,908.44	89.58	23,818.86	.00
Net Total	23,908.44	89.58	23,818.86	23,908.44	89.58	23,818.86	.00