

From the HOA President—Joe Beckford

Our July Camden Pointe HOA meeting was held on Wednesday, July 21st. Two homeowners attended as well as Joe Beckford, Tony Corroto, and Eric Swalberg of the Camden Pointe HOA Board of Directors and Kena Murphy of All-In-One Management. Topics discussed were Financials, Pool, Tennis, POA Amendment, End of Season Pool Party, The Tennis Courts, and Landscaping

Pool:

Due to requests from several homeowners, we have now added a dedicated swim lane. This will allow for folks who wish to take advantage of the pool for lap swimming to be able to do so without congestion.

The Board of Directors will be hosting the end of year pool party on Saturday, August 21, 2010. **Party will be from 4pm to 9pm**

- HOA will provide grilled hamburgers, hot dogs, buns, condiments, and soft drinks
- Homeowners with even numbered addresses are asked to bring a dessert to share
- Homeowners with even numbered addresses are asked to bring a side dish to share
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Communications:

- We will be offering two paper newsletters during 2010 beginning with Augusts' and then again at the end of the year.
- We are considering going to quarterly newsletters in 2011 depending on cost.

Financials:

We reviewed our insurance renewal fees that were 17% over our budgeted amount for clarification with All-In-One to help explain this increase in rates.

We discussed budget shortfalls in some areas and overages in others that will hopefully counterbalance each other by year end.

We reviewed some items that need to be considered in a 2011 budget e.g.

- A new Capital Reserve Study
- A fourth pump for the pool
- Pool depth markers on the pool deck

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Clubhouse:

- The back door on the clubhouse has been damaged and needs to be replaced.
- The flashing on the roof needs to be repaired due to leaks. Both are warranty items from previous jobs.
- One of the urinals in the Men's room needs to be repaired.
- We're installing new lighting in the ladies room over the stalls.

Landscaping

We're looking at landscape improvements around the front lake to help with some of the bare spots in the turf.

Tennis:

The Board is working with the Tennis Committee to repair the cracks in the upper tennis courts between tennis seasons.

POA:

We have the draft Amendment to move Camden Pointe from a Homeowners Association to a Property Owners Association. There will be more information elsewhere in this newsletter and subsequent forums. Please also check the web site for future updates.

Vandalism:

We've asked All-In-One to follow-up with the company whose fliers damaged so many mailboxes in the neighborhood.

Our next meeting will be held on Wednesday, August 18th at 7:30pm in the large clubhouse. Please come meet your Board, your neighbors, and help drive what's going on in your community.