

**Camelot Compliance/Violation
Status Report
Consent Order**



Buildings

All building numbers are reflected in the order of consent order.

Clubhouse (800)

T-1830.1: Sec. 1-304.1 Failure to Repair Exterior Structure.

This is a project slated for spring 2024. Getting estimates of what the repairs would cost for the exterior structure.

T-1830.2: IPMC 108.13 Structure Unfit for Human Occupation;

The basement has been made permanently off-limits. No occupancy/Blocked for any usage.

T-1830.3: IPMC 305 Failure to repair the interior structure and dispose of debris and rubbish;

All debris and rubbish have been removed. This was completed in December 2023.

T-1831.1: IPMC 504.1 Plumbing Systems and Fixtures.

Most have been completed except for the two bathrooms in the hallway on the side of the kitchen.

T-1831.2: IPMC 506 Sanitary Drainage System.

This was completed spring of 2023. We have not had to use any sub-pump or draining apparatus since then. All hoses were removed from the parking lot.

T-1831.3: IPMC 605.1 Electrical Equipment.

GFI's have been installed all missing panels and breaker boxes have been repaired.

T-2067.1 Sec. 3-3001 Maintenance of Proper Sanitary Conditions.

We continue to address and mitigate proper sanitation practices.

Building 7 (700)

T3136CE.1: IPMC 304.1 Exterior Structure.

Doors are secured and windows have been boarded up. However, they continue to be vandalized and they have been replaced several times since the citation has been given. Building 7 will be resecured again by Wednesday, January 24th.

T3136CE.2: IPMC 305 Interior Structure.

Waiting on the Insurance claim to address the interior structure on the low side units 701-712

T3136CE.3: IPMC 605.1 Electrical Equipment.

All fire extinguishers are accounted for as of now for the high side 713-724

Building 5 (500)

T1838CE.1 IPMC 506.1 Sanitary Drainage Systems

T1838CE.2 IPMC 605.4 Wiring

T1838CE.3 IPMC 604.3 Electrical Systems

T1839CE.1 Sec. 3-3001 Maintenance of Property

T1839CE.2 IPMC 304.1 Exterior Structure

T1839CE.3 Sec. 303.13 Outside Storage

Work orders submitted for all work.

Building 5 repairs have anticipated start date early March.

Building 2 (200)

T2956CE.1 IPMC 304.1 Exterior Structure

T2956CE.2 IPMC 305.1 Interior Structure

T2956CE.3 IPMC 604.3 Electrical Systems

Work orders for all work to be reviewed.

Building 2 repairs have anticipated start date on Monday January 29, 2024.

Building 14 (1400)

T3031CE.1 CSOF 303.13 Outside Storage

T3031CE.2 COSF 1-307.1 Accumulation of Trash

T3031CE.3 COSF 602.01 Vehicles on Grass

T3034CE.1 IPMC 305.3 Interior Surfaces

T3034CE.2 IPMC 605.1 Exposed Wiring

T3034CE.3 COSF 3-2007 Permits

T3035CE.1 IPMC 1-304.1 Exterior Structure.

Work orders for all work to be completed.

Building 14 repairs have anticipated start date on Monday February 19, 2024.

Building 11 (1100)

T1835CE.1 IPMC 304.1 Exterior Structure

Unit 1114 is vacant boarded up with plywood. Completed (1/11/24)

Next steps: Building 11 is anticipated to be painted this week as long as weather permits.

T1835CE.2 IPMC 305.3 Exterior Surface.

1. Unit 1114 is vacant boarded up with plywood. Completed (1/11/24)

2. Utility rooms have been locked and secured on the low side. Completed 1101-1112 (Winter 2023)

3. Exit signs have been replaced and are now operable on the low side. (Completed winter 2023)

4. Hallways and entryways are free of garbage and debris. (The debris has been removed and we will continually check that it stays removed.)

5. Lighting in hallways has been repaired.

6. Dumpster areas in front of the building are clean. The dumpster has been emptied, working to mitigate the dumping problem within Camelot.

7. AC Breaker Boxes are closed and in a safe position. (Completed on 1/2/24)

8. Vines and vegetation removed from building 11

9. Storage areas on the high side and low side will be cleaned and secured (Completed 1/11/24)

10. Removed all old shutters (Completed 1/2/24)

11. 1118 Deck Repairs - Assessed and scheduled for repair

12. 1122 Deck Repairs - Assessed and scheduled for repair

CITATIONS

COMPLETE

INCOMPLETE

IN PROGRESS

#3136
#1835
#1831
#1834
#2067

#2956
#3034
#1838
#3035
#3031

#1830
#1839











Additional comments/notes:

- 1. The Board is preparing a rail and replacement schedule and the report will be supplemented in the next 10 day.**
- 2. Please see confirmation of a complaint that was filed for 1.2 million dollars for damages principally related to Building 3.**
 - a. Oral arguments were held on Camelot's motion for summary judgment.**
 - b. Camelot is submitting its order for judgment in the case today.**