

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, JULY 27, 2010
3:15 P. M.**

Present: Joe Beima, President, Bill Meints, Treasurer, Beverly Weltzien, Secretary, Guy Cusumano, Director, Jim Kraut for Management and owners in the audience. Absent: Matt Soldano, Vice President.

The meeting was called to order by the President, Joe Beima at 3:15 P. M. at the clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting was announced, with Notice and Agenda posted at least forty-eight hours in advance. All motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Approval of the Minutes of the Board Meeting of June 22, 2010: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the minutes of the Board meeting of June 22, 2010, as corrected. The correction being a change from “demanding to “changing” under Delinquencies and Uncollectibles.

MOTION PASSED.

REPORTS OF OFFICERS

- A. President’s Report:
 - 1. Announcements and Correspondence: No report.
- B. Vice President’s Report: None.
- C. Treasurer – Bill Meints:
 - 1. Financial Report – Bill Meints reviewed the June report and stated that the Association is in good shape with an approximate \$12,800.00, surplus. There was one correction made to line item charges.
 - 2. Delinquencies and Uncollectibles: There are 6 lots in collections, and 9 in foreclosure.
 - 3. Status Security System for Clubhouse: Bill Meints reviewed his report, which is attached and made a part of these original minutes.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the gate entry proposal from ADT, as presented, with the system to be installed no sooner than November 1, 2010, and subject to the distribution of electronic access cards.

MOTION PASSED.

The Board will look at a buyout of the present security system to eliminate the monthly camera rental fee and discussed installing any new wiring during the roof reinforcement project.

- D. Secretary – Beverly Weltzien:
 - 1. Status Pool Signage: Beverly Weltzien reported that the new sign has been installed.
- E. Director - Guy Cusumano: Status Storm Reinforcement of Clubhouse:
MOTION was made by Guy Cusumano and seconded by Bill Meints to proceed to Phase II of the Karins Engineering proposal, which will provide detailed information on the work that needs to be done.

MOTION PASSED.

Pool Heating Quotes: No new action has been taken as the building needs to be repaired first and then the pool addressed afterwards.

Keys-Caldwell Management Company Report:

A Property Manager - Jim Kraut

1. Tennis Court Bids: The tennis court project is scheduled to begin either August 14 or 15, with the tennis surface painted dark blue.
2. Tree removal or Trimming: Management will instruct Golden Leaf to remove the undergrowth around the tennis court.
3. Misc: None.

STANDING COMMITTEE REPORTS: No report.

SPECIAL COMMITTEE REPORTS:

- A. Social: Barbara O'Brien: No report.

UNFINISHED BUSINESS:

- A. Review Action Item List Activity: Attached and made a part of these original minutes.

NEW BUSINESS:

- A. Homeowners Comments about New Business Agenda Items: An owner requested a copy of the Violation Chart and was instructed that one could be obtained at the Management office at a cost of .25 per page.
- B. Create New Action List: Added 1). Ken Haag to pressure wash Gazebo. 2). Repair leaking hose bib on Northwest corner of the clubhouse.

Adjournment: MOTION was made by Beverly Weltzien and seconded by Guy Cusumano that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:47 P. M. The next Board Meeting is tentatively scheduled for September 7, 2010, after the Lake of the Woods Board meeting at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary