

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, SEPTEMBER 7, 2010  
3:20 P. M.**

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

The meeting was called to order by the Vice President, Matt Soldano, 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 July 27, 2010: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the minutes of the Board meeting of July 27, 2010, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

- A. President's Report: No report.
- B. Vice President's Report:
  - 1. Announcements and Correspondence: Matt Soldano read an e-mail from an owner concerning maintenance issues around the clubhouse. Management will send a response letter to the owner who wrote the letter.
- C. Treasurer – Bill Meints:
  - 1. Financial Report – Bill Meints reviewed the July report and stated that the Association is in good shape with an approximate \$16,600.00, surplus.
  - 2. Delinquencies and Uncollectibles: There are four lots in collections, and 10 lots in foreclosure.
  - 3. Status Security System for Clubhouse: Each eligible household will be given one access card to the clubhouse/pool area. Golden Leaf needs to trim back the shrubs that have grown up around the fence gate that will be replaced for the new security equipment. Bob Valenziano will be available to help with the assimilation of the new computer network for the security system. The electrician that works on the gate access system will also add a timer and fluorescent lights at the clubhouse front entry doors.
  - 4. Auditor for Annual Review: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the proposal from James Richardson, CPA, to perform a financial review for 2010, at a cost of \$1,000.00, and \$200.00 or \$375.00, for the tax return, whichever is most favorable for the Association.

MOTION PASSED.

- D. Secretary – Beverly Weltzien: No report.

E. Director - Guy Cusumano:

- 1. Status-Pool Heating: 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. Status Tennis Court: The tennis court project is ongoing but is behind schedule and the workmanship has been reported as poor and unreliable. Management was instructed to contact Stewart Tennis and relay the Board's displeasure with the job performance to date.
- 2. Tree removal or Trimming: Management will instruct Golden Leaf to remove the undergrowth behind the tennis courts.
- 3. Misc: None.

STANDING COMMITTEE REPORTS: No report.

SPECIAL COMMITTEE REPORTS:

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

UNFINISHED BUSINESS:

- A. Engineering Report: Management will contact Karin's Engineering about proceeding with the bid package for upgrading the clubhouse for hurricane protection.
- B. Review Action Item List Activity: Attached and made a part of these original minutes.

NEW BUSINESS:

- A. Homeowners Comments about New Business Agenda Items: 1). The plantings in front of the clubhouse are an improvement. 2). The overgrowth behind the tennis courts still needs to be cut. 3). Bill Meints reviewed a series of e-mails from a potential buyer of an LOJ lot to be purchased for access to the clubhouse. The question arose over the enforcement of a one year build out requirement from the documents.

MOTION was made by Beverly Weltzien and seconded by Bill Meints to refer the build out question to the Association's attorney.

MOTION PASSED.

- B. Create New Action List: Added 1). Ken Haag to pressure wash clubhouse.

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

MOTION PASSED.

The meeting was adjourned at 3:46 P. M. The next Board Meeting is scheduled for October 5, 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