

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, OCTOBER 7, 2008
3:15 P. M.**

Present: Steve Hafer, President, Bill Meints, Treasurer, Guy Cusumano, Secretary, Beverly Weltzien, Director, Louis Camire for Management and owners in the audience. Absent: Joe Beima, Vice President.

The meeting was called to order by the President, Steve Hafer, 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.

Reading of the Minutes of the Board Meeting of September 9, 2008: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of the Board meeting of September 9, 2008, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Comments from Homeowners:

Comments were made about the accuracy of the Approved Minutes.

REPORTS OF OFFICERS

A. President's Report: Steve Hafer

1. Pool Damage Reimbursement: Management will send a letter to the parents of the minors, who damaged the pool explaining what happened and present the bill for payment.
2. Column Repairs: The work is completed and the invoice can be paid.
3. ADT Cameras: They have been reset and repaired. Work completed.

B. Treasurer's Report: Bill Meints

1. Financial Report: August report was presented, which is attached and made a part of these original minutes.
2. Status Report on Delinquencies: The list is attached and made a part of these original minutes. These charges will be shown on the books as a separate line item.
3. Rental Applications: A question was raised as to whether the Board has the power to deny a rental application for a unit that is delinquent on assessment payments. It will be clarified by the attorney.
4. 2009 Budget: The preliminary meeting will be held in the Keys-Caldwell, Inc. office the week of October 27th. The budget will be presented to the association for approval in November. Assessment Coupons will be mailed to residents following approval.

C. Property Manager's Report:

1. Status of Property Appraisal: It has been approved.

7. COMMITTEE REPORTS: Judie Gollwitzer

- A. Social Committee: The schedule for the rest of the year was reviewed. A forum to discuss ideas for future social events in the new format will be scheduled.
- B. The 2009 directory is being prepared with a target date of 2/09. Keys-Caldwell will provide any address changes that have been made in the last month.
- B. Newsletter: Articles are due by Oct. 21. A new format is being developed for next year with the intent of announcing activities specific to each sub-association. Newsletters continue to be distributed by the Block Captains.

8. DIRECTOR REPORTS

- A. Joe Beima: Absent
- B. Guy Cusumano: No Report
- C. Bill Meints: No Report
- D. Beverly Weltzien: Estimates and options for tables in the Clubhouse were submitted by Judie Gollwitzer. Additional research on furniture, finishes and staging of improvements will continue to be researched.

9. UNFINISHED BUSINESS. None.

10. NEW BUSINESS.

- A. Improve FPL Service: One proposal stated to run a three phase line to the equipment in the pool area will be \$15,000.00. Management will look at alternative bids.
- B. Refurbishing Pool: Guy Cusumano reported that the latest proposal from Independent pools was the most complete to date. He will check with the engineer before the final bid is accepted. A decision on whether to do a temporary fix instead of the complete re-work will be determined by October 27th.
- C. Nominating Committee: No action was taken.

11. Resident's Comments.

- A. Requests for Items to be placed on the Agenda: Any requests for agenda items must be submitted in writing to the offices of Keys-Caldwell.

12. Adjournment: MOTION was made by Bill Meints that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 4:05 P. M. The next meeting of the Board will be November 3, 2008, immediately following the Board of Directors meeting for Lake of the Woods of Jacaranda Homeowners Association, Inc., at 1:00 P. M. at the clubhouse.

Approved: _____
Date: _____

James S. Kraut
for the Secretary