

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, APRIL 5, 2011  
3:15 P. M.**

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

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. This meeting was voice recorded and video-taped by owners.

Approval of the Minutes of the Last Board Meeting: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of the Organizational meeting of February 8, 2011, as presented and to table the approval of the March minutes until the May meeting.

**REPORTS OF OFFICERS**

**A. President's Report.**

1. Announcements and Correspondence: None.
2. Clubhouse Window replacement Project: The door latching mechanism unit must work with the ADT card reader. The Board will meet with ADT and Absolute to discuss. Some requested ADT equipment has still not been installed and a stern letter will be sent to the company to comply within 30 days or else be replaced as the security company provider.
3. Issue regarding Not-For-Profit Status: The Men's Card Game participants must keep the total "pot" under \$10.00 or this type of cards will be discontinued. The card players must also remember to set the alarm when they leave.
4. Clubhouse Rule Change: MOTION was made by Bill Meints and seconded by Matt Soldano to approve the change in the replacement card costs from \$25.00 to \$50.00, as of today.

**MOTION PASSED.**

5. Housekeeping: No report.

**B. Vice President's Report:** The Artistree contract began on April 1, 2011, with Thursdays as the mowing day and Wednesdays as the pruning fertilization and pesticide day. Artistree will provide the Association with planting suggestions and will inspect the irrigation system. The Board will provide the Artistree with a common area map for reference and to make sure they are aware of the restrictions around the lakes.

**C. Treasurer – Bill Meints:**

1. Financial Report – Bill Meints reported that the 2010 audit has been completed. The Association has a negative balance of \$1,113.00 thru February.

2. Delinquencies and Uncollectibles: There are 25 lots delinquent creating a total of \$29,000.00 in receivables.

MOTION was made by Bill Meints and seconded by Matt Soldano to proceed with a Notice of Intent against all 25 delinquent accounts. All lots that do not pay during the allotted time frame will be turned over to the Associations attorney for collections.

MOTION PASSED.

A payment reminder article will be put in the newsletter. The attorney is proceeding against the three accounts that are delinquent in excess of one year.

3. Card System Key Replacement Costs: Covered.

D. Secretary – Judie Gollwitzer:

1. Clubhouse Storage Status: Beverly Weltzien reported that the Committee is looking at adding storage areas at both ends of the clubhouse and will present the plan to the Board at the May meeting.

E. Director - Guy Cusumano:

1. Clubhouse Engineering Bids: Management will contact Symbiont to update the pool heating proposal, including references.

F. Keys-Caldwell Management Report: Property Manager - Jim Kraut.

1. Covenant Violations (Reported at the Master Meeting): The current report was distributed to the Board.
2. Misc. Items: None.

STANDING COMMITTEE REPORTS: No report.

SPECIAL COMMITTEE REPORTS:

- A. Social: Judie Gollwitzer: Trivia will be held next Friday, Joanne and Jim Falvo will hold a game night in May, and there will be a normal mixer date for June. The bulletin board door is broken and needs to be repaired. The suggestion was to call John Vitas to have it repaired.
- B. Upcoming Activities: Covered.

UNFINISHED BUSINESS:

- A. Review Action Item List Activity: The list was reviewed and completed items were removed. 1). ADT. 2). Card games. 3). Updated Pool heating bid from Symbiont.

NEW BUSINESS:

- A. Homeowners Comments about New Business Agenda Items: 1). Owners discussed the pros and cons of heating the swimming pool.

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

MOTION PASSED.

The meeting was adjourned at 3:45 P. M. The next Board Meeting is scheduled for May 3,

2011, after the Lake of the Woods Board meeting at 7:00 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary