

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, SEPTEMBER 6, 2011  
3:07 P. M.**

Present: Joe Beima, President, Bill Meints, Treasurer, Judie Gollwitzer, Secretary, (via telephone conference), 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 3:07 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 videotaped by owners.

Approval of the Minutes of the Last Board Meeting: MOTION was made by Bill Meints and seconded by Judie Gollwitzer to approve the minutes of the Board meeting of August 2, 2011, as presented.

MOTION PASSED.

**REPORTS OF OFFICERS**

- A. President- Joe Beima:
  - 1. Announcements & Responses: No report.
- B. Vice President-Matt Soldano:
  - 1. Landscape Update: No report.

MOTION was made by Bill Meints and seconded by Judie Gollwitzer to add Delinquencies, CPA Engagement letter and Clubhouse to the agenda.

MOTION PASSED.

- C. Treasurer – Bill Meints.
  - 1. Financial Report: Bill Meints reviewed the July financial report and stated that the Association has a positive balance of \$9,675.00.
  - 2. Delinquencies: The Treasurer reviewed the up-to-date collection report, which is attached and made a part of these original minutes. There is one unit currently in small claims court and one currently in bankruptcy court.
  - 3. CPA Engagement Letter: MOTION was made by Bill Meints and seconded by Guy Cusumano to engage CPA James Richardson to perform a full audit of the Association books for 2012.
- D. Secretary – Judie Gollwitzer: No report.
- E. Director - Guy Cusumano.
  - 1. Clubhouse Status of Projected Work: The doors have been installed and have passed the County inspection. Two bids have been received for enclosing the East and West windows.

MOTION was made by Guy Cusumano and seconded by Bill Meints to table the decision about enclosing the East and West end windows until the October meeting so that Judie Gollwitzer and Beverly Weltzien have the opportunity to review the project in greater detail.

MOTION PASSED.

Keys-Caldwell Management Company Report:

- A Property Manager - Jim Kraut
  - 1. Covenant Violations: Covered under LOW.
  - 2. Misc. Items: None.

STANDING COMMITTEE REPORTS:

- A. Social Activities: Bill Meints reported that he has authorized Joanne Falvo to spend up to \$50.00 for a sign announcing the Sock Hop at the clubhouse this November.

SPECIAL COMMITTEE REPORTS:

- A. Upcoming Activities: Judie Gollwitzer reported that trivia will begin in October and the Sock Hop will be held in November.

UNFINISHED BUSINESS:

- A. Review Action Item List Activity: 1). Bill Meints reported that the gate system has been repaired and is working properly. The Association letter to ADT got their attention. 2). Pool Heater: MOTION was made by Guy Cusumano and seconded by Bill Meints to have the Association's attorney provide a legal opinion to the Board as to what procedure must be taken to vote on heating the Association swimming pool.

MOTION PASSED.

NEW BUSINESS:

- A. Homeowners Comments about New Business Agenda Items: 1).The question was again raised about why there are flags and banners around the tennis courts and none allowed at private residences. Members of the Tennis Committee will be contacted about alternative ways to keep birds off of the courts and provide that information to the Board prior to the October meeting. 2). The question was raised as to why the Association is not maintaining the common area grass across from the clubhouse yet enforcing restrictions against owners. The budget for 2011 was spent in full and the area is being looked at for 2012.

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

MOTION PASSED.

The meeting was adjourned at 3:25 P. M. The next Board Meeting is scheduled for October 4, 2011, 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