

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
FRIDAY, JANUARY 7, 2011  
2:00 P. M.**

Present: Joe Beima, President, Matt Soldano, Vice President, (via telephone conference), Bill Meints, Treasurer, Beverly Weltzien, 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 2:07 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.

MOTION was made by Bill Meints and seconded by Matt Soldano to add Lot W151 to New Business.

MOTION PASSED

Approval of the Minutes of the Budget Meeting of November 30, 2010: MOTION was made by Bill Meints and seconded by Matt Soldano to approve the minutes of the Budget meeting of November 30, 2010, as corrected. The correction being that it was the 2011 budget that was approved.

MOTION PASSED.

Approval of the Minutes of the Board Meeting of November 30, 2010: MOTION was made by Bill Meints and seconded by Matt Soldano to approve the minutes of the Board meeting of November 30, 2010, as presented.

MOTION PASSED.

**REPORTS OF OFFICERS**

**A. President's Report: None.**

1. Announcements and Correspondence: The permit to allow parking along Lake of the Woods Drive is in draft form at the County and should be ready in the next two weeks.
2. Maintenance Contract: Management will provide the Board with copies of the landscape maintenance contract bids for 2011. A non-renewal notice will be sent to Golden Leaf.
3. Records Inspection Rules: They have been approved and put on the Association website.

**B. Vice President's Report:**

1. Status Wall/Sign: Matt Soldano reported that there are still some questions about quality, quantity of work performed and payment. Management will set up a meeting between the Board and the contractor. Waiver of Liens will be mandatory before final payment is made.

**C. Treasurer – Bill Meints:**

1. Financial Report – Bill Meints reviewed the November report; the Association is in good shape with a projected surplus of \$14,545.00, at month end.
2. Delinquencies and Uncollectibles: MOTION was made by Bill Meints and seconded by Beverly Weltzien to extend the delinquency date for the 2011 Maintenance fee payments until January 30, 2011.

## MOTION PASSED.

3. Rental Application: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the three month rental application from LOJ268, as presented.

## MOTION PASSED.

- D. Secretary – Beverly Weltzien: No report.
  1. Director - Guy Cusumano: MOTION was made by Guy Cusumano and seconded by Bill Meints to speak with the Association's attorney about including background checks to the rental application.

## MOTION PASSED.

## Keys-Caldwell Management Company Report:

- A. Property Manager - Jim Kraut
  1. Covenant Violations: The violation chart was reviewed and updates were highlighted.
  2. Status Annual Meeting: Guy Cusumano and Lisa Kirk have submitted their names to run for the Board of Directors.
  3. Misc. Items: Unauthorized mowing by Plantation, a tree trimming request from 468 LOW Drive and instructions to respond in writing to the owner of Lot # LOJ 284, were discussed.

## SUB-ASSOCIATIONS

- A. Park Estates: The 2011 Annual Meeting has been conducted, with a new Board elected, owners are pleased about the Master Association road acquisition, the Board is looking at the maintenance of their monument signs, and five houses have been sold in the last few months.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

## STANDING COMMITTEE REPORTS:

- A. Architectural Review
  1. Monthly Status Report: Tim Gracia read his report, which is attached and made a part of these original minutes.
- B. Lakes and Wetlands – Art Bradley: Bill Meints reported that the contract with Aquatic Systems has been renewed at the same cost as last year. The issue with the plantings in the common area behind Lot # 74 is still outstanding and needs to be addressed by the Board and the ARC.
- C. Disaster Preparedness – Joe Thiel: Liz Sharp reported that the new DDP meeting schedule of the third Tuesday of each month at 6:30 P. M. and the topic for January is First Aid.
- D. Newsletter & Directory– Judie Gollwitzer: No report.
- E. Security Patrol - Bill Johnson: No report.
- F. Webmaster – Bill Meints: Mr. Meints reviewed the report which is attached and made a part of these original minutes. The website includes the Association rental application; the Membership application to be added soon.

## SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: Mrs. Sharp reported that AnnMarie Post was at the clubhouse on December 8<sup>th</sup> to discuss two replacement turf grasses. The area in front of the clubhouse will be used as a trial planting area.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the mulch proposal from Golden Leaf for \$ 7,288.50, as presented.

## MOTION PASSED.

- B. Lecture Series - Judie Gollwitzer: No report.
- C. Social: Joanne Falvo: Ms. Falvo reported that 151 people were present at the Holiday Dinner Dance. Bill Meints thanked Ms. Falvo for the detailed financial report on expenses. The Community Cruise is completely sold out. The new Social Director is Cookie Sonnabend, who reviewed the preliminary details for the 2011 Holiday Dinner Dance.

MOTION was made by Beverly Weltzien and seconded by Matt Soldano to approve the \$500.00 expense for the down payment for the band at the 2011 Holiday Dinner Dance.

## MOTION PASSED.

MOTION was made by Beverly Weltzien and seconded by Guy Cusumano to approve \$500.00 expense for incidental expenses for the 2011 Holiday Dinner Dance.

## MOTION PASSED.

## UNFINISHED BUSINESS:

- A. Review Action Item List: The Board reviewed the current list. No new additions were made.

## NEW BUSINESS:

- A. Homeowner Comments on Urgent Business not included in the Agenda – 3 minute limit to express viewpoint: 1). The next Board meeting will be held on February 1, 2011. The next scheduled night meeting will be held in May.
- B. Lot W151: MOTION was made by Bill Meints and seconded by Matt Soldano to give the Treasurer the authority to have a survey done on Lot W151 concerning ownership of the sidewalk slip and fall area.

## MOTION PASSED.

- C. Modify Action Item List: Complete; updated list to be attached to these original minutes.

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

## MOTION PASSED.

The meeting was adjourned at 3:09 P. M. The next Board Meeting is scheduled for February 1, 2011, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary