

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, JULY 5, 2011  
1:30 P. M.**

Present: Joe Beima, President, (via telephone conference), 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 Vice President, Matt Soldano at 1:37 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 Judie Gollwitzer and seconded by Bill Meints to approve the minutes of the Board meeting of June 7, 2011, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

- A. President- Joe Beima: Covered throughout the agenda.
- B. Vice President-Matt Soldano: The new sod installed at the North entrance is being watered daily. An owner sent a letter to the Board complaining about the sod being planted in the heat of the summer. Mr. Soldano stated that the sod is guaranteed by Artistree so there is no risk to the Association if it dies.
  - 1. 858 Dahoon-grass and weeds: Matt Soldano reported that Artistree will cut the grass in the front of this lot between the sidewalk and the street at no cost to the Association.

MOTION was made by Bill Meints and seconded by Judie Gollwitzer to attach any expenses incurred by the Association for maintaining this lot to the lot's statement.

MOTION PASSED.

- 2. Pruning Trees in Common Ground: Matt Soldano reported that the Association does not have a current contract for trimming common area palm trees annually or for trimming common area oak trees every three years. Management will provide the Board with three bids for the palm and oak tree trimming at the next Board meeting. The Board will look at a tree on Roseling Circle to determine whose responsibility it is to trim it.

MOTION was made by Joe Beima and seconded by Bill Meints to authorize the Vice President to select the tree-trimming contractor, with the understanding that the total contract will not exceed 5% more than last year's contract.

MOTION PASSED.

Artistree guarantees all the sod areas they install.

- 1. Properties Abutting the Preserve: There are issues with owners cutting areas that are believed to be part of the preserve. Art Bradley reported

that he has been working with representatives from the Sarasota Environmental Protection Agency and has placed signs identifying protected areas to owners. Art Bradley, the Board, members from Management and the County will perform a walking tour of areas in question, including areas maintained by the Association's landscapers.

C. Treasurer – Bill Meints.

1. Financial Report: Bill Meints reviewed the May financial report and stated that the Association has a positive balance of \$3,787.00. Insurance premiums were paid for the year in June.
2. Delinquencies and Uncollectibles: The latest report was reviewed and attached to these original minutes. The court hearing date for Lot # J515 is scheduled for July 19, 2011.
3. Rentals: MOTION was made by Bill Meints and seconded by Judie Gollwitzer to approve the rental of Lot J481 from January 7, 2012, to April 7, 2012, as presented.

MOTION PASSED.

4. Lot # W137: The Association won the court case and the homeowner has 180 days to comply. The Association will be reimbursed for all legal costs, with the money applied to the legal line item in the operating account.
5. Inspection of Properties: Covered.

D. Secretary – Judie Gollwitzer: No report.

E. Director - Guy Cusumano.

1. Mowing of Property earmarked as natural: The Association's attorney provided the Board with the opinion that the Association's representatives have the right to enter onto an owner's property when conducting Association business. It was recommended that the owner be notified ahead of time, if possible.
2. Revision of Documents: Management was instructed to contact the Association's attorney to request a bid for document revision of Association documents.

Keys-Caldwell Management Company Report:

A Property Manager - Jim Kraut

1. Covenant Violations: The violation chart was reviewed and updates were highlighted.
2. Misc. Items: The Association will experiment with a new cleaner for certain common areas to see if it will remove stains on the sidewalks.

SUB-ASSOCIATIONS

- A. Park Estates: No report.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Beverly Weltzien read the Arc report, which is attached and made a part of these original minutes.
- B. Lakes and Wetlands – Art Bradley: Covered.
- C. Disaster Preparedness – Joe Thiel: Liz Sharp reported that DPP members are watching CERT movies and have contacted the Security Patrol about manning the main entrances at the time of a disaster.
- D. Newsletter & Directory– Judie Gollwitzer: The October lecture will be held on October 19, not October 26, as listed in the newsletter.
- E. Security Patrol - Bill Johnson: Covered.
- F. Webmaster – Bill Meints: Mr. Meints reported that the 5-year website review has been provided by Bob Valenziano, which is attached and made a part of these original minutes. The website has been under attack by an outside source.

MOTION was made by Bill Meints and seconded by Guy Cusumano to authorize the Association to spend up to \$1,000.00, to protect the website.

MOTION PASSED.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: The Committee recommended to the Board that the initial phase of the wall plantings be approved. The proposal includes the two “Grassy Oaks” walls and the “directional wall” at the North entrance as well as portions of the medians, and moving of plants from the North to the South entrance to visually balance the appearance of the two entrances.

MOTION was made by Bill Meints and seconded by Matt Soldano that there be a five minute recess to research previous MOTIONS regarding approval of landscape plans and money to fund them.

MOTION PASSED.

The meeting recess began at 2:29 P. M.

The meeting reconvened at 2:34 P. M.

MOTION was made by Matt Soldano and seconded by Guy Cusumano to approve the proposal from the Landscape Committee, as presented, with the cost not to exceed \$10,000.00.

MOTION PASSED.

The proposal was attached and made a part of these original minutes.

- B. Lecture Series – Covered.
- C. Social: Joanne Falvo: Judie Gollwitzer reported that the July 4, picnic was a great success.

## UNFINISHED BUSINESS:

- A. Review Action Item List: The Board reviewed the current list:
  - 1. Bocce Ball Court: To be addressed in the 2012 Budget.
  - 2. Landscape Planting: In process.
  - 3. Trespassing: Complete, remove.
  - 4. Letters: Complete, remove.
  - 5. Neal Homes Agreement: Changes have been inserted and are being reviewed before sending to the attorney's for Neal Homes.

## NEW BUSINESS:

- A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). The North entrance is getting all the new plants. 2). There is a conflict with the common ground definition that needs to be addressed. 3). The tree at 504 PennyRoyal (Lot # J74), needs to be checked for trimming height during walkthru. 4). The minutes from April are still incomplete because Lot J222 was not mentioned. 5). An owner complained that the preserve area behind his house was weed infested and needed to be mowed. 6). The new landscape plans need to be put on the bulletin boards and maybe in the newsletter with the areas being worked on this year highlighted for owners' reference. 7). An owner wanted to know how and when the six foot canopy would be measured, how to keep people from emptying garbage on their property and what is done when a home is built too close to a property line. 8). Owners requested that they be notified as to what the Board decides after their walkthrough of the preserve areas. 9). Volunteers were thanked for their help in putting out the Association's newly-purchased American flags for the July 4, weekend. 10). A raft was removed from the lake across from the clubhouse and is now stored in the clubhouse. Anyone who tries to claim it must notify the Board and prove it is theirs.
- B. Response to Comments: Covered.
- C. Modify Action List: Covered.

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

MOTION PASSED.

The meeting was adjourned at 2:52 P. M. The next Board Meeting is scheduled for August 2, 2011, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary