

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, SEPTEMBER 6, 2011
1:30 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 1:39 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: Owners are allowed to trim trees and shrubs along their shared property line with their neighbors. A written request for an above ground spa was received and will be forwarded to the ARC Committee. Management will inform the owner.

B. Vice President-Matt Soldano:

1. Landscape Update: Artistree is replacing the dead sod at the North entrance. The tree trimming of the common areas will begin on September 15, weather permitting.

C. Treasurer – Bill Meints.

1. Proposed Amendment to Articles of Incorporation: MOTION was made by Bill Meints and seconded by Guy Cusumano to submit the proposed change from three to five directors and delete the word “not” from the Articles of Incorporation to the ownership for a vote prior to the annual meeting.

MOTION PASSED.

2. Neal Communities: The attorney for Neal Communities has approved the contract and recommended that it be signed.

MOTION was made by Bill Meints and seconded by Judie Gollwitzer to authorize the President to sign the agreement with Neal Communities on behalf of the Association.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Judie Gollwitzer to add financials, delinquencies, engagement letter, and rentals to the Treasurer’s report.

MOTION PASSED.

3. Financial Report: Bill Meints reviewed the July financial report and stated that the Association has a positive balance of \$3,267.00.
4. Delinquencies: The Treasurer reviewed the up-to-date collection report, which is attached and made a part of these original minutes.

MOTION was made by Bill Meints and seconded by Guy Cusumano to authorize the Treasurer to proceed with a payment plan with the owners of Lots # J 488 and # J 151, that will pay off all past due maintenance fees and collection costs by December 31, 2011.

MOTION PASSED.

5. 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.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the rental of Lot # J 447, from 9/20 – 12/30/11, as presented.

MOTION PASSED.

- D. Secretary – Judie Gollwitzer: Mrs. Gollwitzer thanked Joe and doing the September agenda.
- E. Director - Guy Cusumano: The new Neal Communities sign that has been installed at the North entrance will be moved.
 1. Fining Committee Report: The Fining Committee met and approved the fines, as reported and will meet again in October.

Keys-Caldwell Management Company Report:

- A Property Manager - Jim Kraut
 1. Covenant Violations: The violation chart was reviewed and updated.
 2. Misc. Items: There was a discussion regarding the trimming of certain fruit trees in the common areas. No fruit trees will be trimmed until after the growing season.

SUB-ASSOCIATIONS

- A. Park Estates: A sign identifying common area will be installed.
- B. LOJ: No report.
- C. Grassy Oaks II: Owners were requesting that the monument areas be landscaped to match those planted already this year.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Tom Davis read his report, including the notification that two new homes are being built on Lake Scene Drive. Due to a lightning strike, there is a large stump on the sidewalk in front of 565 Laurel Cherry Road.

- B. Lakes and Wetlands – Art Bradley: All the Preserve and Common area signs have been installed except for one. The boats from the lake maintenance company have been checking the outflows in the ponds for proper drainage. There is one outflow that is inaccessible and the area around it needs to be trimmed back by Artistree.
- C. Disaster Preparedness – Joe Thiel: Joe Beima reported that another Association in the area is requesting assistance in establishing a disaster preparedness plan.
- D. Newsletter & Directory– Judie Gollwitzer: No update for the directory. Mrs. Gollwitzer thanked Joe and Marie Beima for completing the September/October newsletter and having it published.
- E. Security Patrol - Bill Johnson: No report.
- F. Webmaster – Bill Meints: Mr. Meints reviewed the August report, which is attached and made a part of these original minutes.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: Joe Beima reported that the Committee is happy with the work being done by Artistree.
- B. Lecture Series – Judie Gollwitzer: The first lecture will be held in October.
- C. Social: Joanne Falvo: The Garage Sale will be held on Saturday, October 15 from 8:00 A. M. - 3:00 P. M., with October 16, as the rain date. Some of the signs for last year's event were stolen.

MOTION was made by Guy Cusumano and seconded by Bill Meints to purchase four new garage sale signs at a cost of approximately \$140.00.

MOTION PASSED.

UNFINISHED BUSINESS:

- A. Review Action Item List: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the proposal from Anderson Asphalt for repairing two sections of Woodvale Drive, as presented.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Guy Cusumano to table the decision on the bike and walkway path repaving until additional information can be obtained from all three vendors.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Guy Cusumano to display the Association purchased American flags on September 11, 2011, throughout the Association.

MOTION PASSED.

NEW BUSINESS:

- A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1).The owners of Lot # J347 stated that the Board did not provide all requested information from his most recent records request. 2). The owner of Lot # J222 stated that the Board has not followed through on the previously approved MOTION of trimming of the common area fruit trees, and that the minutes of the April meeting are still not correct.

B. Modify Action List: Covered.

MOTION was made by Bill Meints and seconded by Guy Cusumano that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:54 P. M. The next Board Meeting is scheduled for October 4, 2011, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary