

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, OCTOBER 4, 2011  
1:30 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 1:35 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 September 6, 2011, as corrected. The correction is the addition of "MOTION PASSED" to item "A" under Unfinished Business.

MOTION PASSED.

MOTION was made by Judie Gollwitzer and seconded by Bill Meints to add "Writers Group" as "D" under Special Committee Reports.

MOTION PASSED.

**REPORTS OF OFFICERS**

**A. President- Joe Beima:**

1. Trimming Trees in Common Areas: The President informed the owners that the trimming of tree limbs hanging over their property are their responsibility.

**B. Vice President-Matt Soldano:**

1. Landscaping Update: The Vice President toured the grounds with Liz Sharpe and Todd from Artistree and reported that the grounds are looking better but there is still room for improvement. 1). Replacement of the dead sod begins tomorrow. 2). The lot on Fringed Orchid will be trimmed back to the fence and the gate will be accessible. 3). The house on Purselane (J #198), is now being mowed by the Association, but is being billed back to the owner. 4). The Blue Plumbago along Venice East Blvd. needs to be trimmed; the owner's lot lines will be determined by the Association through the ARC Committee before any cutting is done. 5). The second phase of the landscaping plan and the area behind the tennis courts need to be addressed for 2012.

**C. Treasurer – Bill Meints.**

1. Financial Report: Bill Meints reviewed the August financial report and stated that the Association has a negative balance of \$4,182.00.
2. Delinquencies: MOTION was made by Bill Meints and seconded by Matt Soldano to approve the Treasurer's agreement with the owner of Lot J#314, to pay 100% of the maintenance fees owed, late fees and interest for a total payoff due of \$2,900.00. The Board will waive the

MOTION PASSED.

Of the two delinquent owners who were offered a payment plan, one owner has submitted a plan. Lot # W177 did not respond and a lien has been filed against the Lot.

3. Rentals: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the rental of Lot # W117, but to have the Association's attorney notify the owner that if the past due maintenance fees are not paid immediately, then the Association will seize the rent.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Matt Soldano to approve the rental of Lot # J 442, from 1/1 – 3/31/11, as presented.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Matt Soldano to approve the rental of Lot # W 034, from 9/17/11 – 9/17/12, as presented.

MOTION PASSED.

4. 2012 Budget: The budget meeting will be held on October 28, at 1:30 P. M. at the offices of Keys-Caldwell, Inc.
5. Correspondence: MOTION was made by Bill Meints and seconded by Judie Gollwitzer to approve the proposed \$4.00 per month increase for buffer maintenance requested by Aquatic Systems.

MOTION PASSED.

The Neal Community agreement has been reviewed by the attorneys for both parties and is waiting for signature from the Neal Communities authorized representative.

6. Bike Path: The bees in the hive along the bike path have been removed.
- D. Secretary – Judie Gollwitzer: Mrs. Gollwitzer reported that 164 invitations were sent out for the volunteer luncheon. Responses are coming in slowly; the deadline for responses is October 15. The event will be catered by Angelo's and the plaque is already at the engravers.
  - E. Director - Guy Cusumano: The new Neal Communities sign that has been installed at the North entrance will be moved.
    1. Parking: Lake of the Woods Drive is subject to the same restrictions as every other street. Violations can become a fine if sent to the Fining Committee.

Keys-Caldwell Management Company Report:

A Property Manager - Jim Kraut

1. Covenant Violations: The most recent violation chart was reviewed.

- Thirty violation letters were sent out.
2. Misc. Items: No report.

#### SUB-ASSOCIATIONS

- A. Park Estates: The Fall Gathering will be held on October 29<sup>th</sup>. Several houses have been recently sold; there are two left for sale one of which was taken back by the bank. The other fell through due to illness.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

#### STANDING COMMITTEE REPORTS:

- A. Architectural Review: Tom Davis read his report, which is attached and made a part of these original minutes. The ARC Committee, Joe Beima and Keys-Caldwell are the only entities that are authorized to stop new housing construction work in progress, 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: The trimming work by Artistree is ongoing.
- C. Disaster Preparedness – Joe Thiel: Liz Sharp reported that a representative from the Sheriff’s Department will be speaking at the February meeting.
- D. Newsletter & Directory– Judie Gollwitzer: October 22<sup>nd</sup>, is the deadline for articles for the newsletter.
  1. New Permission Form: The new authorization forms for the directory and official association use must be sent out to all owners before the directory is published.
- E. Security Patrol - Bill Johnson: No report.
- F. Webmaster – Bill Meints: Mr. Meints reviewed the September report, which is attached and made a part of these original minutes.

#### SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: Mrs. Sharp reported that some of the transplanted Shefflera did not survive; the items from the approved landscaping plan that have not yet been installed will be presented to the Board for inclusion in the budget meeting.
- B. Lecture Series – Judie Gollwitzer: The first fall lecture will be held on October 19, at 1:00 P. M. Dr. Boeke will speak about the U.S. in a Transformed World.
- 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. The four garage sale signs have been stolen.

MOTION was made by Guy Cusumano and seconded by Bill Meints to purchase four new garage sale signs and one sign for the lecture series.

MOTION PASSED.

The Sock Hop may be cancelled because of poor response. The Holiday Dinner Dance will be

held on December 15. The cost is \$38.00 per person. Owners of Park Estates and Lake of the Woods will be invited to attend.

D. Writers Group: Judie Gollwitzer reported that the group is led by Kathleen Smith and meets the second Wednesday of each month at 10:00 A. M. in the clubhouse.

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UNFINISHED BUSINESS:

A. Asphalt Bids: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the proposal from Advanced Asphalt for the resurfacing of the bike path from the gazebo to the pump house.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Matt Soldano to approve the proposal from Anderson Asphalt for the repair of two areas at the gazebo at a cost of \$490.00.

MOTION PASSED.

B. Review Action Item List: 1). Bocce Court: tabled until 2012. 2). Landscape Planting: Covered. 3). Neal Community Agreement: Covered.

NEW BUSINESS:

A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). Park Estates is requesting one more preserve sign to be installed. 2). The owner of Lot # J222 stated that the Board is practicing selective enforcement regarding parking, tree trimming and conditions of the exterior of houses. 3). The owners of Lot #J06, are still requesting that the oak tree in the common area needs to be trimmed or removed. Because of the size of the tree, the Association will have the tree inspected by the County representative. Matt Soldano said they are on the tree-trimming schedule. 4) The new landscaping looks beautiful. 5) A survey of all common areas need to be made to establish a trimming schedule for all common area trees.

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 3:06 P. M. The next Board Meeting is scheduled for November 1, 2011, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary