

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, NOVEMBER 6, 2007
1:00 P. M.**

Present: Steve Hafer, President, Greg Fahey, Vice President, Bill Meints, Treasurer, Guy Cusumano, Secretary, Ed Gionet, Director, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Steve Hafer, at 1:10 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.

Reading of Minutes of Last Meeting: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of the Board meeting of October 2, 2007, as presented.

MOTION PASSED.

(For: Cusumano, Hafer, Meints. Abstention: Fahey, Gionet).

Resignations and Appointments: Covered under New Business.

Communications and Announcements: MOTION was made by Guy Cusumano and seconded by Greg Fahey to approve adding the presentation from the President of Park View Estates, Bill Stiegmann concerning the ownership of the roads within his Association.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Ed Gionet that the Park View Estates Board formulate a proposal for turning over the roads to the Master Association.

MOTION PASSED.

MOTION was made by Steve Hafer and seconded by Greg Fahey to have the Association's attorney provide the Board with a written response as to who owns and is responsible for the maintenance of the roads within Park View Estates.

MOTION PASSED.

REPORTS OF OFFICERS AND COMMITTEES

1. President's Report: 2008 Budget. Bill Meints reviewed the proposed 2008 budget. MOTION was made by Ed Gionet and seconded by Bill Meints to approve mailing of the proposed budget, as presented, to the ownership.

MOTION PASSED.

The Board is aware of and concerned about the increased cost of oil but Is committed to move forward with the 2008 road project, no matter the cost.

2. Treasurer's Report: Bill Meints reviewed the September financial report which is attached and made a part of these original minutes and the preliminary October report.
3. Committee Reports: Lakes: A discussion was held with Aquatic Systems concerning a possible fish kill similar to last year. There were reports the lawn company was putting fertilizer in the lakes but it may have been an ant killer application. There was a question of putting Large Mouth Bass in the ponds to control the Talapia. There is a Block Captain vacancy on Lake of the Woods Drive.
4. Manager's Report: Violation and Compliance Report: Management reviewed the updated violations chart. Two lawns were mowed by the Association and the charges along with an administrative fee were attached to their statements. Owners within the Association received a letter from the State reminding them to pay the tourist tax on any rentals six months or less.

COMMITTEE REPORTS

- a. North and South Entrances: The lights at the South entrance have been repaired.
- b. Landscaping: Golden Leaf has planted three different shades of new flowers at the entrances.
- c. Irrigation: No Report.
- d. Legal/Insurance: The court case is still ongoing; The Verizon contract was reviewed by the Association attorney and addendums have been presented in writing to be submitted with the contract.

MOTION was made by Bill Meints and seconded by Greg Fahey to approve the contract with Verizon to install the Fios system with changes/additions as added by the Association attorney.

MOTION PASSED.

- e. Sales and Rentals:
 1. Sales: None.
 2. Rentals:
 - Lot # 483: one year commencing 11/1/07.
 - Lot # 178: 11/1/07 to 4/30/08.
 - Lot # 146: 11/1/07 to 5/1/08.

MOTION was made by Bill Meints and seconded by Ed Gionet to approve the three rental applications, as presented.

MOTION PASSED.

- f. Misc: Lots # 153 and # 174 are being cut every two to three weeks.
- g. New Directory: No Report.
- h. Letters Board/Residents: None.
- i. Security: No vandalism for the month of September as per Sheriff's report.
- j. Newsletter: The deadline for submissions for the next newsletter is December 18, 2007.
- k. Lakes and Wetlands: Covered.
- l. Website: Working well and looking good.
- m. Grounds: Covered.

- n. Roads: MOTION was made by Guy Cusumano and seconded by Greg Fahey to approve the proposal from APS to seal coat Lake Scene and Fringed Orchid at a cost of \$13,014.84.

MOTION PASSED.

- o. Architectural Review: Bill Meints distributed the architectural Review report for October which is attached and made a part of these original minutes. Greg Fahey expressed his concerns over the authority of and the approval process for the Committee.
- 5. Bill Meints: MOTION was made by Guy Cusumano and seconded by Bill Meints to approve the proposal from James Richardson, CPA to perform a full audit of the Association's financial records at a cost not to exceed \$3,500.00

MOTION PASSED.

- 6. Steve Hafer: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve that the payment of Association dues for 2008 be split into two payments with two coupons being printed. The first coupon will be dated January 1, 2008 and the second dated July 1, 2008. A letter of explanation will be provided with the new book.

MOTION PASSED.

- 7. Greg Fahey: No Report.
- 8. Guy Cusumano: No Report.
- 9. Ed Gionet: No Report.

UNFINISHED BUSINESS.

- a. Southwood Bill: No response has been received to the two certified letters sent to the Southwood Master Association.
- b. Bulletin Boards: The bulletin boards are on the premises and need to be installed.

NEW BUSINESS.

- a. Sidewalk Repair: Proposal for sidewalk repair will be received within the next few days.
- b. New Signs: MOTION was made by Bill Meints and seconded by Ed Gionet to approve the proposal for polyroute signs from H & H Signs at a cost of \$667.50.

MOTION PASSED.

- c. Resignation: MOTION was made by Guy Cusumano and seconded by Greg Fahey to accept, with regret, the resignation of Ed Gionet from the Board of Directors, effective November 7, 2007.

MOTION PASSED.

Owner's Comments: Request that the County trim the trees in the median along Venice East Boulevard and install "One Way" signs at Lake of the Woods Drive and Lake Scene, crosswalk signs at each crosswalk on Lake of the Woods Drive and recoat the crosswalk striping. Put up bulletin board and enforce the covenants. The pergola installed by an owner was not approved in the proper fashion by the Architectural Committee.

Adjournment: MOTION was made by Steve Hafer and seconded by Ed Gionet that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:30 P. M. The next meeting of the Board will be December 4, 2007, at 1:00 P. M. in the clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary