

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, APRIL 1, 2008  
1:00 P. M.**

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

The meeting was called to order by the President, Steve Hafer, at 1:07 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.

Reading of the Minutes of the Board Meeting of March 4, 2008: MOTION was made by Joe Beima and seconded by Bill Meints to approve the minutes of the Board meeting of March 4, 2008, as presented.

MOTION PASSED.

(For: Beima, Cusumano, Hafer, Meints. Opposed: Fahey).

MOTION was made by Guy Cusumano and seconded by Joe Beima to approve the minutes of the meeting with the Association attorney of March 27, 2008, as presented.

MOTION PASSED.

Resignations and Appointments: MOTION was made by Bill Meints and seconded by Guy Cusumano to appoint John Nutter to the Architectural Review Committee.

MOTION PASSED.

Comments from Homeowners

- A. Decorum During Meeting and Comments: Steve Hafer reviewed the policy for owner participation at meetings. Denise Sudia commented on various issues concerning record inspections and possible discrimination. Lisa Kirk partially read a statement which is attached and made a part of these original minutes. Mike Kershner asked questions about contracts, dead grass at the North entrance and asked that the minutes from April, October and December of 2007 be added to the website.

#### REPORTS OF OFFICERS

A. President's Report:

1. Approval of Director's Assignments for 2008: MOTION was made by Guy Cusumano and seconded by Joe Beima to approve the Committee assignments, as presented.

MOTION PASSED.

(For: Beima, Cusumano, Hafer, Meints. Opposed: Fahey).

Greg Fahey stated again that he considers himself a member of every Committee and the rest of the Board Members should do the same. Steve Hafer commented that only one Board Member failed to respond to his e-mail request to advise him of what Committees they wanted to be on.

2. Lake of the Woods and Park Estates Joint Committee Report: Steve Hafer reported that the meeting will be held on April 15, at 7:00 P. M. at the clubhouse and all owners all welcome to attend.
3. Status Report on May Apple and Thistle Lake Roadway Project: Steve Hafer reviewed four bids which will be examined by the Association attorney. The Board will then seek advice from professionals within the Association.
4. Status Report on Tree Bids: Steve Hafer reported that more information was needed from the contractors.
5. Association's Website: It was the consensus of the Board that the Website was for informational purposes only and that the Sheriff's Report should be removed.
6. South Entrance Signs: MOTION was made by Joe Beima and seconded by Guy Cusumano to approve the purchase and installation of a new sign at the South Entrance to replace the one destroyed by a vehicle.

MOTION PASSED.

7. Watering Schedule for Common Areas: Steve Hafer reported that a new schedule has been sent to the County and will be included in the next newsletter.
8. Correspondence: Steve Hafer reported that there is a mediation hearing on April 21 regarding Lot # W137. Southwood Homeowners Association has 10 days to respond to the demand letter for payment of weed control in the shared swale. The last three payments have been received in the above ground spa case.

B. Treasurer's Report:

1. Financial Report: Bill Meints reviewed the preliminary January report. The Board wants to contact the banks and/or lenders who are taking over property to make sure the Association can get in line for payment. He reviewed the Aging Report, which shows that there are 54 homeowners delinquent with seven of those being taken over by the bank.

MOTION was made by Bill Meints and seconded by Joe Beima to send a seven day notice to pay to all delinquent accounts. Failure to pay will cause the Association to turn over the account to the attorney to begin the collection process.

MOTION PASSED.

2. 2007 Audit: Bill Meints reviewed the audit and answered questions from the Board.

C. Manager's Report:

1. Covenant Violations: Management distributed the most recent violation chart and answered questions from the Board.
  - a. Lot P63: Management reported that the spa has been removed.
  - b. Report: Management reported that a letter had been received

from Lot # J73 about the lifting of the driveway and sidewalk as a result of a common area Oak tree root system. Management was instructed to contact the County about possible tree removal.

MOTION was made by Bill Meints and seconded by Guy Cusumano to have Management contact the State / County Referee to go to court and get permission to cut the grass and be reimbursed and receive a service charge from the institution that has taken ownership of a foreclosed property.

MOTION PASSED.

2. Others: None.

#### 7. COMMITTEE REPORTS:

- A. Lakes and Wetlands Committee: Art Bradley reviewed homeowners letters concerning midges and stated that according to the information he has gathered, aeration is the most effective means to control them. He emphasized that it would be strictly a control program and that it would be quite costly, providing an estimate for Aquatic Systems of \$6,600.00 for four sprayings. Mr. Bradley also reported that three of the Association lakes have Golden Algae, which comes from Texas and has no known treatment. The algae produces a toxin, which starves the fish of oxygen. There were three fish kills in February and March. There is no County Grant money available for Midges. There will be a meeting at the clubhouse on April 15, at 7:00 P. M. to discuss the current condition of the lakes.
- B. Architectural Review Committee: A copy of the report is attached and made a part of these original minutes. Joe Beima stated that he was reimbursed 100% by the Government for the installation of his solar panels.
- C. Committee for a Better Community: Jeri Cushman read her report, which is attached and made a part of these original minutes.
- D. Emergency Preparedness Committee: Bill Meints reported that the committee will meet on April 3, at 6:30 P. M., at the clubhouse and is looking for additional block leaders

#### 8. DIRECTOR REPORTS

- A. Joe Beima: No Report.
- B. Guy Cusumano:

1. Newsletter: Next Deadline is April 15: Judie Gollwitzer presented the Board with a time line for submittals and publications. All submittals from owners must be approved by Joe Beima for the Board prior to publication. Judie Gollwitzer will have a dedicated e-mail address for the newsletter. The Board will install a mailbox for newsletter submittals.

MOTION was made by Joe Beima and seconded by Guy Cusumano to approve the Guideline Checklist as presented by Judie Gollwitzer.

MOTION PASSED.

(For: Beima, Cusumano, Hafer, Meints. Opposed: Fahey).

2. Maintenance of Yards: Guy Cusumano stated that the attorney advised the Board to follow the Association documents covering lawn maintenance regardless of restrictions enacted by outside agencies. Steve Hafer reminded owners that putting yard clippings in the street is a County violation.

C. Bill Meints:

1. Report on Document Review: Bill Meints reported that copies of some missing documents were found. He will review the procedure needed with the Association's attorney to have these documents replace the missing documents.

He will review some of these with the Association attorney and will bring up the subject at a later meeting.

2. Association Computer: Bill Meints reported that the computer is here and will purchase printer and battery backup soon.
3. Additional Benches along walking paths: Bill Meints reported that some residents requested that benches be installed along the bike path and have offered to donate money towards the purchase. An article will be placed in the newsletter asking others to donate.

D. Greg Fahey: No Report.

9. UNFINISHED BUSINESS.

- A. Update on Verizon FIOS Installation: Steve Hafer reported that Verizon as moved back the activation date until at least May for individual service.

MOTION was made by Joe Beima and seconded by Guy Cusumano to approve the installation of the FIOS control box outside the easement on common ground, provided that the attorney reviews the agreement and approves or makes the necessary adjustments to the easement papers.

MOTION PASSED.

10. New Business.

- A. Guidelines for the Community Voice: Covered.
- B. Guidelines for Inspection and copying of Association Records. MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the proposed guidelines, as submitted, subject to attorney approval.

MOTION PASSED.

(For: Beima, Cusumano, Hafer, Meints. Opposed: Fahey).

- C. Power Wash Gazebo: MOTION was made by Steve Hafer and seconded by Guy Cusumano to approve the proposal from Ken Haag to pressure clean the gazebo and to pay Lin Lymburner \$25.00 for use of water.

MOTION PASSED.

11. Resident's Comments.

- A. Please send all comments to the Board in writing or by e-mail.

12. Adjournment: MOTION was made by Steve Hafer and seconded by Joe Beima that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:54 P. M. The next meeting of the Board will be May 6, 2008 at 1:00 P. M. at the clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary