

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, NOVEMBER 25, 2008
1:00 P. M.**

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

The meeting was called to order by the President, Steve Hafer, at 1:26 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.

Approval of the Minutes of the Board Meeting of November 4, 2008: MOTION was made by Beverly Weltzien and seconded by Joe Beima to approve the minutes of the Board meeting of November 4, 2008, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Comments from Homeowners: Concern was raised over the maintenance of the rental unit of 512 Purslane. Management will send a letter to the owner at the northern address.

REPORTS OF OFFICERS

A. President's Report:

1. Holiday Decorations: The entrances will be decorated on Saturday, November 29th, at 10:30 A. M.
2. Annual Meeting: The annual meeting was announced to be February 10, 2009, at the Venice Gardens Community Center.
3. Association Website: No Report.
4. Hurricane Shutters Removal and Sidewalk Inspection: All hurricane shutters need to be removed by December 2, 2008; the sidewalk inspection will be done in January.
5. Correspondence from Attorney: Steve Hafer reported that there are two cases pending: one is waiting for the response from the owner's attorney and the other is a refusal by the owner for mediation. The Fining Committee will set a meeting date for a hearing regarding Lot # 135.

J. Kevin Barile from Ridan Industries, LLC., presented the Board and owners with a slide show and schematic drawing for the proposed location of the cell tower installation. There will be a community meeting at the Assembly of God Church, on December 6, 2008, at 10:30 A. M. Management will supply a set of mailing labels to Mr. Ridale to send notification to all owners of the Association.

B. Treasurer's Report:

1. Financial Report: Management reviewed the October report, which will be attached and made a part of these original minutes.
2. Status Report on Delinquencies: Management reviewed the Aging Report.

3. Adoption of 2009 Budget: Covered.

C. Manager's Report:

1. Covenant Violations: The up to date violation chart list was reviewed with the Board.
2. Rentals:
 - a. Status of Inquiries on Three Possible Rentals: Management will continue to investigate the three lots in question.
3. Miscellaneous: None.

7. COMMITTEE REPORTS:

- A. Lakes and Wetlands Committee: Steve Hafer reported that the lakes have been certified but the Board is waiting for the water level to recede before estimates for repairs can be obtained.
- B. Architectural Review Committee: Guy Cusumano reported that there are no new serious issues but that unauthorized removal of trees is still a problem.
- C. Disaster Preparedness Committee: Joe Thiel reported that the next meeting is on December 4th at 6:30 P. M., at the clubhouse, seven people graduated from the 20 hour CERT program, and Joan Cusumano has qualified to be the backup for the emergency radio equipment.
- D. Southwood Billing: Golden Leaf has done the swale shared with Southwood and will submit the bill for equal payment by the two Associations.
- E. Mulch Application: MOTION was made by Guy Cusumano and seconded by Joe Beima to approve the purchase of the mulch to be applied in January, at a cost of \$6,513.75.

MOTION PASSED.

8. DIRECTOR REPORTS

- A. Joe Beima: No Report.
- B. Guy Cusumano: No Report.
- C. Bill Meints: No Report.
- D. Beverly Weltzien: MOTION was made by Beverly Weltzien and seconded by Guy Cusumano that the Association return to the single payment maintenance fee due no later than January 10, 2009.

MOTION PASSED.

The Board will look at beginning the budgeting process earlier in the year.

9. UNFINISHED BUSINESS.

- A. Report on Park Estates Roadway Proposal: No Report.
- B. Cell Tower: Covered.
- C. Sidewalk Repairs: Covered.

10. NEW BUSINESS.

- A. Nominating Committee: Steve Hafer reported that a felony sheet is now required to be submitted to be eligible for the Board.

- B. Volunteer Luncheon: Beverly Weltzien suggested that all owners be invited to attend and pay an admittance fee, while those being honored will be invited to attend at no charge.
 - C. Bids for Lake Repair: Covered.
 - D. Others: None.
11. Resident's Comments.
- A. Requests for Items to be placed on the Agenda: Steve Hafer reminded owners that any requests for agenda items must be submitted in writing to the offices of Keys-Caldwell.
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 2:55 P. M. The next meeting of the Board will be January 6, 2009, at 1:00 P. M., at the clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary