

MINUTES OF THE MEETING  
**BOARD OF DIRECTORS**  
**LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.**  
**TUESDAY, June 3, 2008**  
**1:00 P. M.**

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

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 established. Proof of Notice of meeting and 48 hour or greater Posting of Agenda was announced.

All motions made were unanimously approved by Directors present except for cases noted below.

Reading of the Minutes of the Board of Directors meeting of May 6, 2008: MOTION BY BILL MEINTS and seconded by Guy Cusumano to approve the minutes as presented.

**MOTION PASSED: FOR; CUSUMANO, HAFER, MEINTS. AGAINST; FAHEY.**

Comments from Homeowners:

Question raised as to who owns lot 198

Question raised as to response to questions to BOD when a homeowners calls a director

Question raised as to is there a need for the BOD to have a Parliamentarian

Question raised as to is it possible to have copies of notes for minutes

Question raised as to a plan of the BOD to consider a nonmember keeping notes

Question raised as to level of maintenance at 539 Silk Oak Drive.

MOTION MADE BY BILL MEINTS and seconded by Guy Cusumano to add "South Entrance vandalism and Authorization for Repairs to agenda as #8 under President's report.

**MOTION PASSED**

REPORTS OF OFFICERS:

PRESIDENTS REPORT:

DECORUM AND ROBERT'S RULES OF ORDER: The president read two letters to the BOD which are attached and made a part of this record. These were adopted by consensus for all BOD activities.

MOTION MADE BY GUY CUSUMANO and seconded by Bill Meints to look into the illegal taping of the February 5, 2008, Board of Director meeting.

**MOTION PASSED [Member Fahey asked to be excused from the vote which is not possible under Florida code.]**

Duties and responsibilities of homeowners and Directors: reviewed and covered by consensus.  
Report on Landscaping and Tree Trimming: Steve Hafer reported new flowers at the entrance

and exact date of tree work not yet determined. The swale that was cut will be replanted.  
Association Website Report: Guy Cusumano reviewed the Website Report which is attached.  
The BOD is looking for experienced Web volunteers who are interested in serving the HOA.

Status of Gazebo: Spring Cleaning is rescheduled per Steve Hafer so that proper payment could be made to homeowner who donates the water used.

Attorney Correspondence: The President reviewed correspondence about the need for all [not just four] BOD Directors to always follow approved consensus procedure. Doing otherwise wastes LOWofJ funds and volunteers time. The President reviewed correspondence sent to a homeowner regarding notification that the homeowner was not authorized to contact any vendor directly without Board permission.

Southwood Invoice: Copies of all information sent to the Southwood master association's management company.

South Entrance Vandalism and Authorization for Repairs: Steve Hafer reported on the damage by vandals to the South entrance. This damage has also been inspected by Bill Meints and Guy Cusumano. Steve Hafer was given conditional authority to move ahead on repairs.

Treasurer's Report:

Financial Report: Bill Meints reviewed April's financials and the May Aging Report. He also reviewed the current list of Foreclosures and Bankruptcies.

Investments: Bill Meints reported that a \$50,000 12 month reserve CDAR has been opened at Florida Shores Bank.

Holiday Party [Nov 30, 2008]: MOTION MADE BY BILL MEINTS to donate \$200.00 to cost of party and seconded by Greg Fahey.

**MOTION PASSED**

Manager' Report:

Covenant Violations: The most recent violation report was handed out along with a chart of units involved in bank or legal issues. Management was instructed to proceed as per community rules against the homeowner with the tow truck being left out.

MOTION MADE BY STEVE HAFER and seconded by Guy Cusumano to cut grass on all troubled lots with understanding that cost recovery may not be possible.

**MOTION PASSED**

Miscellaneous: None.

## COMMITTEE REPORTS

Lakes and Wetlands Committee: Art Bradley has contacted three firms to do the engineering to recertify the common areas covered by the HOA permit. It would be best to move on this rapidly before summer rains raise water levels and make access difficult. Some Brazilian Pepper stands will be removed under the current mitigation contract with Aquatic Systems.

Architectural Review Committee: Guy Cusumano report 5 requests on June 2, of which 2 were approved.

Emergency Preparedness Committee: MOTION MADE BY BILL MEINTS and seconded by Greg Fahey to approve purchase of emergency radios at up to \$600.00.

**MOTION PASSED**

MOTION MADE BY STEVE HAFER and seconded by Bill Meints to ratify purchase of a printer for the Emergency Preparedness Committee.

**MOTION PASSED**

Committee for a Better

Community: The current chair incompletely read a draft report. Subject held in abeyance until an actual report is available as required by Florida and BOD procedures. This will be some time after a special BOD meeting with the subject Committee and approval of same by the BOD.

#### DIRECTOR REPORTS.

A. Joe Beima: No report

B. Guy Cusumano: No report

C. Bill Meints:

Rental of Lot J161: MOTION MADE BY GREG FAHEY and seconded by Bill Meints to approve annual rental.

**MOTION PASSED**

Application for membership in both associations from Lot J379. MOTION MADE BY BILL MEINTS and seconded by Guy Cusumano to approve application.

**MOTION PASSED**

GREG FAHEY delivered selected portions of non public first draft notes for the May 6, 2008 Board of Directors meeting.

#### UNFINISHED BUSINESS:

A. Steve Hafer reported that the Verizon FIOS box in front of the Clubhouse is to be moved and then neighborhood hook up will be complete.

MOTION MADE BY STEVE HAFER and seconded by Guy Cusumano that Board of Directors remains neutral regarding Verizon FIOS and homeowners.

**MOTION PASSED.**

B. Roads Update on Bids for Thistlelake and May Apple: MOTION MADE BY STEVE HAFER and seconded by Guy Cusumano to approve proposal from Asphalt Maintenance for \$52,285.00 subject to review by the HOA attorney and the Roads Committee and receipt of a revised contract. Tare sheets must be provided daily to our property manager, Keys-Caldwell.

**MOTION PASSED.**

C. STATUS OF MISSING ORIGINAL 2006 MINUTES: Greg Fahey was requested to have a report for our next Board of Directors meeting regarding these missing records that do not seem to have been transferred to the possession of the Lake of the Woods of Jacaranda, HOA current

property manager, since they acts for the community as records custodian, as did the former property manager.

NEW BUSINESS:

MOTION MADE BY STEVE HAFER and seconded by Guy Cusumano to approve R&R Tree Service removing the invading oak from the sidewalk area at 502 Pennyroyal Circle for not over \$750.00.

**MOTION PASSED**

MOTION MADE BY GUY CUSUMANO and seconded by Bill Meints to approve Howell Concrete to repair the sidewalk area at 502 Pennyroyal Circle for not over \$1250.00.

**MOTION PASSED.**

Lake Certification Proposal was discussed and agreed to move ahead with the review.

MOTION MADE BY GUY CUSUMANO and seconded by Greg Fahey to refund \$21.59 to Denise Sudia for postage.

**MOTION PASSED.** For: Hafer, Cusumano, Fahey Against: Meints

There will be a BOD meeting at 7PM on JULY 10, 2008, with Park Estate's Board of Directors. There will be a BOD meeting at 1PM on JULY 22, 2008, with the Committee for a Better Community.

There will be a BOD meeting at 6:30PM on JULY 1, 2008, subject to members availability.

**MOTIONS PASSED.**

Resident's Comments:

Request made for items to place on BOD agenda and reminder from Steve Hafer that all items for both the newsletter and the web site must be approved by the BOD.

MOTION MADE BY GUY CUSUMANO and seconded by Bill Meints to adjourn meeting.

**MOTION PASSED.**

The meeting was adjourned at 3:37 P.M. The next meeting will be at 6:30PM on JULY 1, 2008, subject to member's availability.

Notes submitted by James S. Kraut, For the Secretary

Minutes submitted by. Thank you, Guy F. Cusumano, Secretary, LOWofJ BOD

Minutes approved: August 5, 2008

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