

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
SATURDAY, NOVEMBER 21, 2009
1:00 P. M.**

Present: Joe Beima, President, Bill Meints, Treasurer, Beverly Weltzien, Secretary, Guy Cusumano and Matt Soldano, Directors, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Joe Beima at 3:17 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.

Comments from Homeowners: Signs for meetings need to be displayed ahead of time. The Board regretted the inconvenience but Mr. Cusumano had the signs in his home and he is out of town. Someone has cut inside the “no mow” area. Large portions of tall grasses have been sprayed and killed. A fire pit has been installed at 544 Laurel Cherry, without permission. The new replacement slats for common area benches are made of plastic.

Approval of the Minutes of the Board Meeting of November 3, 2009: MOTION was made by Bill Meints and seconded by Matt Soldano to approve the minutes of November 3, 2009, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

A. President’s Report:

1. Correspondence from Attorney: None.
2. Landscaping: There is still a problem with the property line adjoining Southwood Block VI. It is being researched prior to taking further action.

Matt Soldano was excused at 3:45 P. M.

3. Request for Board Candidates: Management provided a Board with a sample candidate solicitation request form.

MOTION was made by Beverly Weltzien and seconded by Bill Meints to approve the form for mailing after changing the due date to December 30, at 5:00 P. M., and the Nominating Committee to Verification Committee.

MOTION PASSED.

4. Annual Meeting Date: February 9, 2010, at 6:30 P. M. and the Venice Gardens Community Center.

B. Treasurer – Bill Meints:

1. Financial Report – Bill Meints reviewed the financial report for October.
2. Status Report on Delinquencies and Uncollectibles:

- a. Lot GO18, Lot W119: The Board had a discussion with the owners of both Lots; no adjustments were made. One Lot owner has paid. There are two foreclosures in final judgment and a total of \$23,000.00 in outstanding fees and fines.
3. Approval of Expenditures:
 - a. Lot J115 Wetland Issue: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the proposal from Aquatic Systems for \$1,726.80, and the two monitoring reports at 350.00 each and assess the 10% administration fee for the Association on the entire fee.

MOTION PASSED.

Beverly Weltzien recommended that there be a notice in the newsletter and on the website and an insert in one of our upcoming mailings to owners, as a reminder to stay out of the preserve areas and wetlands.

4. Adopt 2010 Budget: Covered.

C. Secretary – Beverly Weltzien:

1. Status of Rental Application: No report has been received from the Association's attorney. There has been no resubmittal of the incomplete application returned to Lot # J178.

D. Director – Guy Cusumano: No Report.

E. Matt Soldano: No Report.

Keys-Caldwell Management Company Report:

A Property Manager - -Jim Kraut

1. Covenant Violations: The up to date violation chart and response for request letters from owners were reviewed.
 - a. Specific Lot Violations: Covered.
2. Misc. Items: Look at background of 813 Coral Bean. E-mails regarding 868 Dahoon were reviewed. It was the consensus of the Board that this is an owner to owner issue.

SUB-ASSOCIATIONS

- A. Park Estates: No report.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

A. Architectural Review – Joe Wojtak

1. Monthly Status Report: The report is attached and made a part of these original minutes. Two are pending, the one pending on November 3 has been approved, and one application is pending awaiting a permit.
- B. Lakes and Wetlands – Art Bradley: No report.
 - C. Disaster Preparedness – Joe Theil: The straps ordered for the backboards have been received.

- D. Newsletter – Barbara Hockett: No report.
- E. Directory – Judy Gollwitzer: The Board reiterated their wish to remove advertisers from the directory and pay the expense of production through the Association operating budget.
- F. Social Director – Joanne Falvo: The holiday dance is looking good and all the planned events are posted on the website. The Board wished to thank Joanne Falvo for her continued hard work.
- G. Security Patrol – Bill Johnson: No report.
- H. Association Web-site - Bill Meints: Mr. Meints reported that the website is being enhanced.

SPECIAL COMMITTEE REPORTS: None.

UNFINISHED BUSINESS: None.

Matt Soldano rejoined the Board at 4:26 P. M.

NEW BUSINESS:

- A. Repair of Bike Path/Lake Walk: The President is seeking volunteers to work on the repair project and report back to the Board with their findings.

Adjournment: MOTION was made by Bill Meints and seconded by Beverly Weltzien that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 4:28 P. M. The next Board Meeting will be held on January 5, 2010, at 1:00 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary