

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, DECEMBER 2, 2014
1:30 P. M.**

Present: Bruce Callahan, President, Troy Grieco, Vice President, Thomas Gaines, Secretary, Barbara Hockett, Director Jim Kraut for Management and owners in the audience. Absent: Gene Washchuk, Treasurer.

The meeting was called to order by the President, Bruce Callahan, at 1:31 P. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting was mailed at least 14 days in advance, with the 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 last Board meeting: MOTION was made by Tom Gaines and seconded by Barbara Hockett to approve the minutes of the Board meeting of November 4, 2014, as amended. The amendment being that the attorney evaluation information was not included under Unfinished Business.

MOTION PASSED.

DIRECTOR REPORTS

- A. President - Bruce Callahan.
 - 1. Silk Oak Drive Sealing Project: MOTION was made by Bruce Callahan and seconded by Barbara Hockett to authorize the President to spend up to an additional \$1,500 for striping and crack sealing costs for the original sealcoating project.
 - 2. 2015 Annual Meeting: The meeting will be held at the Venice Gardens Community Center on February 10. The Association attorney will be asked to attend for free. Management was instructed to mail nomination forms to all owners.
 - 3. Cell Tower Update: Verizon is the primary tenant for the proposed cell tower. The tower would be 125' high and 6' wide at the base. A balloon will be flown at the location and height of the proposed tower. The County Commissioners have not yet ruled on the proposed cell tower.

- B. Vice President – Troy Grieco: Artistree is submitting the requested maintenance reports to maintenance.

- C. Treasurer- Gene Washchuk.
 - 1. Financials: Management reviewed the October financial report and stated that the Association is in good shape.
 - 2. Delinquencies: The current Aging report was reviewed and is attached and made a part of these original minutes.
 - 3. Rentals/Sales: Three rental applications: J401, J107, J565, have been approved. Management will look at possible short term rental violations, as submitted by the Vice President.

- D. Secretary – Tom Gaines:
 - 1. Newsletter: 1). The deadline for article submission s for the next newsletter is December 22 and will contain articles on rentals, outdoor storage and cleaning up after pets. Judie Gollwitzer will help Tom Gaines with the publication of the newsletter.
 - 2. Website Report: Bob Valenziano is ill and unable to work on the website at this time. Gene Washchuk will be asked to be the backup; Troy Grieco has also

- E. Director – Barbara Hockett: The volunteer luncheon will be scheduled for February/March. Volunteers of the year need to be selected.
- F. Keys-Caldwell Management Company Report:
Property Manager - Jim Kraut
 - 1. Covenant Violations: 1). Management reported that 79 letters were sent to owners mostly about dirty roofs/sidewalks and weeds.
 - 2. Misc. Items: MOTION was made by Tom Gaines and seconded by Barbara Hockett to approve the recommendation of the Compliance Committee and assess fines of \$1,000 each for Lots # W086, J173 and J095.

MOTION PASSED.

MOTION was made by Troy Grieco and seconded by Barbara Hockett to refer Lots # W111, J173, W126, J234, W178, J469, J260, J095, J197, and W119, to the Compliance Committee for review.

MOTION PASSED.

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: Bruce Callahan reported that four ARC request forms were submitted yesterday. Three were approved and one is waiting for County approval and documentation.
- B. Lakes and Wetlands – Art Bradley: The three steel grates have been replaced.
- C. Disaster Preparedness – Liz Sharpe: CPR and Emergency operation classes will be scheduled for early next year.
- D. Security Patrol - Bill Johnson: No report.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: The annuals have been planted. She will meet with the Artistree representative next Monday at 10:00 A. M. to look at the North entrance. It needs to be determined if Artistree wants to do the annual plantings or do we need to hire someone else. John Vidas was asked to power wash the monument walls. Management will contact Artistree about the irrigation timers not functioning properly.
- B. Lecture Series - Judie Gollwitzer: No lectures are planned as of now. A replacement is being sought to arrange the lectures.
- C. Social Update – Judie Gollwitzer: There are 139 people signed up for the Holiday Dance. Decorations will be hung at the South and North entrances this Saturday at 10:00 A. M.

UNFINISHED BUSINESS:

- A. Cell Tower Update: Covered.
- B. Contractor Reviews – Attorney Performance Appraisal: The Vice President expressed his dissatisfaction with the attorney review process that was done and requested that it be revisited. He provided information on a past case and outlined his concerns. Mr. Grieco will work with Tom Gaines to expand the attorney search to include performance as well as fees.

NEW BUSINESS:

- A. Approval of 2015 Budget: MOTION was made by Troy Grieco and seconded by Tom Gaines to approve the proposed 2015 budget, as presented.

MOTION PASSED.

- B. Association Correspondence: 1). Letter were received from owners concerning the cell tower and the condition of the common area landscaping. 2). The Association attorney's response to a concern about not-for-profit vs. non-profit violations was read by the Secretary.
- C. 3). Owner's Comments: 1). The Board needs to look at the attorney billings and causes for delays in court cases. 2). The information provided on the Association website needs to be updated more frequently. 3). There is a shortage of volunteers to help with the running of the Association. 4). The weeds around the ponds needs to be sprayed more often.

MOTION was made by Troy Grieco and seconded by Tom Gaines that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:58 P. M. The next meeting of the Board of Directors will be held on January 6, 2014, at 1:30 P. M. at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary