

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, FEBRUARY 4, 2014  
2:00 P. M.**

Present: Troy Grieco, Treasurer, Thomas Gaines, Secretary, Helmine Junger, and Gene Washchuk, Directors Jim Kraut for Management and owners in the audience. Absent: Bruce Callahan, President.

The meeting was called to order by the Treasurer, Troy Grieco, at 2:00 P. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting 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 last Board meeting: MOTION was made by Tom Gaines and seconded by Gene Washchuk to approve the minutes of the Board meeting of January 7, 2014, as presented.

MOTION PASSED.

**DIRECTOR REPORTS**

**A. Troy Grieco.**

1. Sidewalk Project Cedarwood: The Association will move the sidewalk and is waiting on bids from contractors. Both owners on the corner have agreed to the moving of the sidewalk.
2. Tree Trimming Contract: One bid has been received. The Board is waiting for at least one more bid and will vote on this issue at the March Board meeting.
3. New Landscape Bids Due 2/12: Sealed bids are coming in now.

**B. Director: Gene Washchuk: Deferred.**

**C. Treasurer-Troy Grieco.**

1. Financials: The Association's accountant is performing the year – end review.
2. Delinquencies: The current Aging report was reviewed and is attached and made a part of these original minutes.
3. Rentals: none.

**D. Secretary – Tom Gaines:**

1. Annual Meeting Planning: Management will send an e-mail to all volunteers from last year's meeting to see if they want to volunteer again this year. The volunteers and the Board members should come to the hall by 5:00 P. M. to help set up and review the sign in and counting procedure.
2. Parked Vehicles Cedarwood: There are at least two vehicles being left in the parking area near the mailbox center. A notice will be placed on the windshields of these vehicles requesting that they be removed.
3. Planned Workshops: After the election, the Board members will meet to discuss ways to do things. Mr. Gaines suggested that owners who have questions or concerns during the Board meetings, be identified by Lot numbers so responses can be made prior to the next Board meeting. The freestanding bulletin boards need to be upgraded. The three minute maximum for comments should be removed from the agenda.
4. New Director Requirements: Management announced that there would be a Board certification class at the end of February. The exact date, time and location will be provided as soon as possible.

- E. Director: Helmine Junger: Mrs. Junger announced that this was her last regular meeting and that she enjoyed serving on the Board.
- F. Keys-Caldwell Management Company Report:  
Property Manager - Jim Kraut
  - 1. Covenant Violations: Management reported that 27 letters were sent, with the majority of which are again for roof cleaning, sidewalk and driveway cleaning.

MOTION was made by Tom Gaines and seconded by Gene Washchuk to turn Lot # J612 (759 Fringed Orchid) over to the Fining Committee for review and enforcement.

MOTION PASSED.

- 2. Misc. Items: None.

#### 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: Tom Gaines reported that three ARC requests were approved at this month's meeting: one for painting, one for windows and one for shutters.
- B. Lakes and Wetlands – Art Bradley: SWFTMUD has required Sarasota County to inspect all littoral shelf areas in the county by year end. These inspections could result in large expenses for the Association. Aquatic Systems will provide an estimate to apply chemicals to the chara pond weed that floats on the two lakes at the North entrance.
- C. Disaster Preparedness: Tom Gaines reported that the last meeting was not well attended. It has been reported that the walkie - talkies needed to be programmed to the same channel.
- D. Directory Update – Judie Gollwitzer: Mrs. Gollwitzer read her report, which is attached and made a part of these original minutes. She will be handing out directories at the annual meeting and on March 22. The next garage sale will be held on Saturday, April 12 with April 13, as the rain date.
- E. Security Patrol - Bill Johnson: Warren Major is attempting to contact Bill Johnson. Troy Grieco volunteered to meet with them, if requested.
- F. Webmaster – Bob Valenziano: The January report was reviewed and is attached and made a part of these original minutes. The Park Estates Board is looking as using e-mail to provide information to owners.

#### SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: No report.
- B. Lecture Series: Judie Gollwitzer: Mrs. Gollwitzer reported that two very successful lectures have been held. There are no new lectures planned.
- C. Social Update - Beverly Weltzien: Mrs. Gollwitzer read her report, which is attached and made a part of these original minutes.

UNFINISHED BUSINESS: None.

#### NEW BUSINESS:

- Correspondence: Gene Washchuk suggested that neighbors should speak with each other before sending complaint letters to the Board. There needs to be a system in place to resolve open items.

- B. Owner's Comments: 1). Barbara Hockett has agreed to be a write-in candidate for the Board. 2). The owner of Lot # J516 believes that the Association should be responsible to clean the sidewalk and trim the shrubbery in the easement adjoining his property. 3). The owner of J197, (510 Purslane), reported that there are still hurricanes shutters in place and need to come down to comply with the Association's regulations. 4). A copy of the documents will be placed in the clubhouse for owners use.

MOTION was made by Tom Gaines and seconded by Helmine Junger that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:03 P. M. The next meeting of the Board of Directors will be held on March 4, 2014, at 3:00 P. M. at the Lakes of Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary