

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, APRIL 1, 2014  
3:00 P. M.**

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

The meeting was called to order by the President, Bruce Callahan, at 3:02 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 March 4, 2014, as presented.

MOTION PASSED.

**DIRECTOR REPORTS**

**A. President - Bruce Callahan.**

1. The Association has received a violation letter from the County for overgrowth in Tract N.
2. Lot # J072, (500 Pennyroyal), has been sold. Violations from the last drivethru have been sent to the new owner.
3. Lot # J612, (759 Fringed Orchid). The property is being foreclosed on. The Fining Committee did not meet to determine if a fine should be assessed. The meeting will be rescheduled.
4. A three-year contract has been signed with Artistree.
5. There has been a rash of break-ins in the area. Owners need to be aware and use lights, timers and be active around their homes.
6. FPL has been asked to install a new streetlight near the gazebo.
7. There needs to be a system in place to communicate quickly and effectively with all owners. Sending out an authorization form to all owners was discussed. Management will send a sample to the Board.

**B. Vice President – Grieco: No report.**

**C. Treasurer-Washchuk.**

1. Financials: The Treasurer reviewed the February financials
2. Delinquencies: The current Aging report was reviewed and is attached and made a part of these original minutes. Management will contact the Association's attorney and ask that he provide the Board with copies of any legal notices he has sent to the owner of Lot PE63 from December, 2008 – July 16, 2013.

MOTION was made by Gene Washchuk and seconded by Barb Hockett that if no legal notices were sent to the owner of Lot # PE63, (544 Park Estates Square), from December, 2008 – July 16, 2013, that the attorney fees be waived.

MOTION PASSED.

3. Rentals: Management will send a letter to the owner of Lot # J447, (628 Lakescene), informing them that their home is being rented for periods less than the minimum time period permitted by the Association documents.

- D. Secretary – Tom Gaines:
1. HOA Area Consortium: The Secretary is continuing to reach out to other Associations.
  2. Process Workshop Results: The workshop was very informative and good ideas were exchanged. The meeting will be covered in greater detail at the May Board of Directors meeting.
  3. Agenda Format: This topic will be covered in greater detail at the May Board of Directors meeting.
  4. Committee Assignments:
    - a. ARC: Bruce Callahan and Tom Gaines.
    - b. DPP: Tom Gaines.
    - c. Newsletter: Tom Gaines.
    - d. Landscape: Troy Grieco.
    - e. Fining Committee Observer: Gene Washchuk.
  5. Security Issues: Covered.
- E. Director - Hockett: Announced that she has gone on her first drivethru and that it was a learning experience.
- F. Keys-Caldwell Management Company Report:  
Property Manager - Jim Kraut
1. Covenant Violations: 1). Management reported that 22 letters were sent to owners. Gene Washchuk asked that owners should talk to their neighbors if they see things that need to be tended to.
  2. Misc. Items: A letter was received from the Chamber of Commerce. No action will be taken.

#### SUB-ASSOCIATIONS

- A. Park Estates: Tom Gaines reported that there have been a couple of houses sold and a couple more on the market. The Board is preparing the drainage and sewer systems for the summer rains.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

#### STANDING COMMITTEE REPORTS:

- A. Architectural Review: Tom Gaines will contact the members of the Committee to see who will be able to attend the meeting next Monday.
- B. Lakes and Wetlands – Art Bradley: All drains are clear and working well. The two front lakes will be sprayed with a new chemical that may prevent issues with the Chara plant coming to the surface. Mr. Bradley will investigate the County violation notice about overgrowth in Tract N.
- C. Disaster Preparedness: Liz Sharp reported that on March 19, there was a CPP and AED update. There will be a radio refresher and procedure review class in April. The storage facility has raised the monthly rent by \$5.00.
- D. Security Patrol - Bill Johnson: No report.
- E. Webmaster – Bob Valenziano: The March report is attached and made a part of these original minutes.

#### SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: Have been meeting with Pat Webber, Pat Boisclair and John Vidas and discussing seasonal planting ideas.

- B. Lecture Series: Judie Gollwitzer: No report.
- C. Social Update - Beverly Weltzien: No report.

UNFINISHED BUSINESS:

- A. Cedarwood Sidewalk Repairs: The board discussed various options for repairing/replacing the sidewalk area around the oak tree.

Barbara Hockett was excused at 4:04 P. M.

MOTION was made by Bruce Callahan and seconded by Tom Gaines to remove the existing raised sections of sidewalk around the previously identified oak tree on Cedarwood and pour four new sidewalk sections from the existing sidewalk to the street gutter, two on each side of the street, with two painted crosswalks between the sections to guide pedestrians around the tree.

MOTION PASSED.

NEW BUSINESS:

- A. Correspondence: None.
- B. Owner's Comments: 1). There should be a log of units available for rent or sale within the Association. 2). Tom Gaines will put the Code Red County safety program information in the newsletter.

MOTION was made by Tom Gaines and seconded by Gene Washchuk that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 4:18 P. M. The next meeting of the Board of Directors will be held on May 6, 2014, at 1:30 P. M. at the Lakes of Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary