

MINUTES OF THE MEETING (Draft Copy)
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, JULY 1, 2014
1:30 P. M.

Present: Bruce Callahan, President, Troy Grieco, Vice President, Gene Washchuk, Treasurer, (Arriving at 2:35 P. M.), Thomas Gaines, Secretary and Barbara Hockett, Director, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Bruce Callahan, at 1:30 P. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting and Agenda were 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 Troy Grieco to approve the minutes of the Board meeting of June 3, 2014, as presented.

MOTION PASSED.

DIRECTOR REPORTS

A. President - Bruce Callahan.

1. 2014 Road Maintenance: The President and Secretary will form a Committee to review the current street resealing schedule and prepare an RFP by mid-September so that the work can be scheduled during the months of November and December.
2. Security Issues: There has been another break-in in the neighborhood. Owners were asked to be vigilant and to call the Sheriff's Department if they see anything out of the ordinary.
3. Common Area Sidewalks: Troy Grieco and Barbara Hockett volunteered to check all common area sidewalks and determine which ones need to be cleaned and report back the Board.
4. Buffer Damage: The Board is addressing illegal cutting in the buffer zone by Plantation owners and clearing by FPL.

B. Vice President – Troy Grieco: Everything is going well. Mr Grieco was thanked for negotiating the new landscape contract.

C. Treasurer- Gene Washchuk.

1. Financials: Management reviewed the May 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. Management reported that the owners of Lots # J173, and J201, did not respond to their certified letters requesting payment and did not pay the maintenance fees owed and will therefore be turned over to the Association's attorney for collection.
3. Rentals/Sales: The Lot # J481 rental for three months, starting January 1, 2015, has been approved, as presented. The sale of Lots # J42, P61 and P9 were also approved, as presented.

D. Secretary – Tom Gaines:

1. Newsletter: The draft of the next publication has been forwarded to the Board and will be printed and distributed after information added from this meeting.
2. Website Report: The June report is attached and made a part of these original minutes.

3. Directory: Judie Gollwitzer will distribute the Directory from 10:00 A.M. to 2:00 P. M., on August 2, in the clubhouse. Directories will also be made available at the Management company office for pickup.
- E. Director – Barbara Hockett: Deferred.
- F. Keys-Caldwell Management Company Report:
Property Manager - Jim Kraut
1. Covenant Violations: 1). Management reported that 68 letters were sent to owners.
 2. Misc. Items: Lots # J484, # P053 and #J201 have been turned over to the Compliance Committee for review. Lot # J198 will also be turned over to the Committee. Management will send a copy of all documentation to the Committee members and Board representative Gene Washchuk.

MOTION PASSED.

Lots will be referred back to the Compliance Committee.

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 request forms were approved: one for new windows and two for repainting the exterior of the homes.
- B. Lakes and Wetlands – Art Bradley: Everything is ok.
- C. Disaster Preparedness: Joe Thiel: Tom Gaines reported that there was no meeting in June and that the Committee is working hard but looking for more volunteers. .
- D. Security Patrol - Bill Johnson: Troy Grieco suggested that even if the Security Patrol is resurrected, the Board should also look into security alternatives. A request for Security Patrol volunteers will be put in the newsletter.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: June Bundy has volunteered to serve on the Committee. New sod and plantings have been installed at the monument signs.
- B. Lecture Series: Judie Gollwitzer: None.
- C. Social Update - Beverly Weltzien: Judie Gollwitzer read her report, which is attached and made a part of these original minutes.

MOTION was made by Bruce Callahan and seconded by Tom Gaines to allocate up to \$1,200 for the funding of the Holiday Dinner Dance.

MOTION PASSED.

UNFINISHED BUSINESS:

- A. Communication Project Updates: Gene Washchuk will continue working on this project. Management will supply the Board with a copy of the 2014 community updates.
- B. Attorney Review: Management provided information on three additional homeowner association attorneys for review. Gene Washchuk and Tom Gaines will review the information and provide the Board with a recommendation at the September meeting.

- C. Cedarwood Lighting Project: The Association has installed a three-light, photocell operated flood light in a tree next to the gazebo parking area. FPL will install the new light on the left side of Cedarwood, approaching the gazebo.
- D. Cedarwood Basketball: The results of the non-binding survey that was sent to 23 owners in the immediate area was 14 no, 2 yes and 7 no response. Tom Gaines read a letter from the owner of Lot # W029 listing reasons why the installation of the basketball goal would not be a good idea. After listening to comments from the Board and owners in the audience, it was the consensus of the Board that no action be taken.

Gene Washchuk arrived at 2:35 P. M.

NEW BUSINESS:

- A. Correspondence: None.
- B. Owner's Comments: 1). There is a large amount of traffic on Cedarwood, which would be dangerous for anyone playing basketball. 2). The Board should check on the insurance expense and exposure to having a basketball court. 3). The gazebo area is not the right place for a basketball court. 4). Thanks for informing owners of community rentals and sales. 5). Many owners are not following the documents. 6). Please make owners aware of what homes are being broken into. 7). Is someone renting Lot # W427?

MOTION was made by Tom Gaines and seconded by Barbara Hockett that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:10 P. M. The next meeting of the Board of Directors will be held on September 7, 2014, at 1:30 P. M. at the Lakes of Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary