

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, FEBRUARY 7, 2012
1:30 P. M.**

Present: Joe Beima, President, Matt Soldano, Vice President, Bill Meints, Treasurer, Judie Gollwitzer, Secretary, Jim Kraut for Management and owners in the audience. Absent: Guy Cusumano, Director.

The meeting was called to order by the President, Joe Beima at 1:34 P. M. at the offices of Keys-Caldwell, Inc. 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.

Approval of the Minutes of the Last Board Meeting: MOTION was made by Judie Gollwitzer and seconded by Bill Meints to approve the minutes of the Board meeting of January 3, 2012, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

- A. President- Joe Beima: No report.
- B. Vice President-Matt Soldano:
 - 1. Landscaping Update: Matt Soldano: MOTION was made by Matt Soldano and seconded by Bill Meints to give Matt Soldano the authority to approve the trimming of the nature areas around the lakes to an average height of two feet at a cost not to exceed \$1,000.00.

MOTION PASSED.

- C. Treasurer – Bill Meints.
 - 1. Financial Report: Bill Meints reviewed the preliminary year-end financial report and stated that the Association has a projected positive balance of \$1,586.00. The 2011 financial report has been turned over to the CPA for review.
 - 2. Delinquencies: The updated delinquency reported is attached and made a part of these original minutes.

MOTION was made by Bill Meints and seconded by Matt Soldano to accept the proposed settlement amount of \$3,000.00 to assist in the sale of LOJ314.

MOTION PASSED.

The property has a projected April closing date.

- 3. Rentals: None.
- 4. Correspondence: None.
- 5. Status of Lots J457 & J198: J457: The attorney has been instructed to send a letter to the owner, tenant and real estate agent ordering that the unit be vacated immediately for continued non-compliance with the Association's rules regarding the submittal of a rental application.

A letter is also being sent to the real estate company informing them that they will be included in any lawsuit filed against the owner. J198: The owner responded to a letter from the Board stating that they are not renting their unit. The Association will use all legal means against the owner of the unit in order to seize the rent. If the dead tree is not removed from the property, then the Fining Committee will be asked to review this case.

1. Issue Lots J223, J74 J73: These three lots will be covered during the walkthrough next Monday.
2. Issue Lots J518, J164: J518: The Board will send one more warning letter to the owner of the lot and if no satisfactory action takes place then the matter will be turned over to the Fining Committee. J164: no action. J304: The Board will request a time schedule for the work to be completed and a copy of the contract for the work being done. J151: A lien has been filed for non-payment on the previously approved payment plan. J462: The Board will send one more warning letter to the owner of the lot and if no satisfactory action takes place then the matter will be turned over to the Fining Committee.

MOTION was made by Bill Meints and seconded by Matt Soldano that the Association attorney send a letter to the owner and realtor of 535 Warwick Lane requesting that the approved plantings be installed and the MLS listing be corrected immediately.

MOTION PASSED.

All costs associated with this correspondence will be added to the money owed to the Association by the owner of 535 Warwick Lane.

MOTION PASSED.

3. Copier in Office: MOTION was made by Bill Meints and seconded by Judie Gollwitzer to return the rental copier in the office to DOS Imaging and the purchase a new copier to replace it.

MOTION PASSED.

- B. Secretary – Judie Gollwitzer: No report.
- C. Director - Guy Cusumano: No report.

Keys-Caldwell Management Company Report:

A Property Manager - Jim Kraut

1. Covenant Violations: The most recent violation chart was reviewed.
2. Misc. Items: Lot # J579: The Board will send one more warning letter to the owner of the lot and if no satisfactory action takes place then the matter will be turned over to the Fining Committee. Neal Homes is providing owners with aluminum hurricane shutters, which unless painted either white or the color of the house, would be in violation of the Association documents. Bill Meints will notify Neal Homes of the potential problem.

SUB-ASSOCIATIONS

- A. Park Estates: The Roofing Committee will hold their second meeting tomorrow to address the possibility of adding metal roof tiles to the Association's documents. Tom Davis and Bruce Callahan will attend the meeting representing the LOW/LOJ ARC Committee. Attorney Ulrich was sent a draft of this proposal for LOW/LOJ in 2009, but no response was received. Bill Meints has provided Attorney Ulrich with another copy of the information for review.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Tom Davis read the Committee's report, which is attached and made a part of these original minutes.
 - 1. Alternate Roofing Issue: Covered.
- B. Lakes and Wetlands – Art Bradley: Covered.
- C. Disaster Preparedness – Joe Thiel: No report.
- D. Newsletter & Directory– Judie Gollwitzer: Mrs. Gollwitzer requested that the articles for the March/April newsletter be submitted no later than February 22. Authorization forms for the directory will be made handed out at the annual meeting.
- E. Security Patrol - Bill Johnson: no report.
- F. Webmaster – Bill Meints: The January website report was reviewed and made a part of these original minutes.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: No report.
- B. Lecture Series – Judie Gollwitzer: Mrs. Gollwitzer reported that there will be a lecture titled “your dog’s health” at the clubhouse on February 15.
- C. Social: Joanne Falvo: No report.
- D. Writers Group: Kathleen Smith: No report.

UNFINISHED BUSINESS:

- A. Review Action Item List: 1). Bocce Court: on hold. 2). Tree Trimming: Covered. 3). Landscape Planting: Waiting on a revised plan from Artistree. 4). Weeds along lake: Covered. 5). Newsletter Ads: No action taken as of today. 6). Lake of the Woods Speed Limit Signs: Judie Gollwitzer will prepare a petition for owner’s signatures at the annual meeting.

NEW BUSINESS:

- A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). There is a car being parked overnight on the road in front of 695 May Apple Way.
- B. Modify Action List: Covered.

MOTION was made by Bill Meints and seconded by Judie Gollwitzer that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:53 P. M. The next meeting will be the Annual Meeting scheduled for February 14, 2012, at 7:00 P. M., at the Venice Gardens Community Center.

Respectfully submitted,

James S. Kraut
For the Secretary