

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, FEBRUARY 28, 2012  
9:00 A. M.**

Present: Joe Beima, President, (via telephone) Bruce Callahan, Vice President, Bill Meints, Treasurer, Judie Gollwitzer, Secretary, Jim Kraut for Management and one owner in the audience.  
Absent: Guy Cusumano, Director.

The meeting was called to order by the Acting Chairman, Bill Meints, at 9:08 A. M. at the Lakes of Jacaranda Clubhouse. 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 Joe Beima to approve the minutes of the Board meeting of February 7, 2012, as presented.

**MOTION PASSED.**

(For: Beima, Gollwitzer, Meints. Abstention: Callahan).

**REPORTS OF OFFICERS**

**A. President- Joe Beima:**

1. Covenant Change: Management has provided the Board with the list of lots that have not voted. The amendment will be put on a separate and colored piece of paper and sent out with the newsletter. Block Captains and DPP members will help distribute the paperwork.

**B. Vice President-Bruce Callahan:**

1. Tree Walk: Bruce Callahan reported that he walked various areas of the Association with Steve Hafer, Bill Meints, Mark Reese and a representative from Total Tree to determine which trees need to be trimmed and in what time frame. Total Tree will provide the Board with a proposal for five days of trimming. The Board will then schedule the work and put the dates in the newsletter. The owners will also be given the opportunity to hire the tree trimmers for private work. The owner of Lot # 502 Janet Hogan questioned the Board as to what was being done about trimming the fruit trees in the common property next to her house. The trees in question have already been trimmed up five feet from the ground. Mr. Callahan and Mr. Meints will go check the trees before the April meeting.

**C. Treasurer – Bill Meints.**

1. Financial Report: No report.
2. Delinquencies: There are approximately 50 Lots delinquent in payment of the 2012 dues. The Board will not waive the late fee for Unit # J488. The updated delinquency reported is attached and made a part of these original minutes.
3. Rentals: None.
4. Correspondence: 1). A letter was reviewed from the owner of Lot # J183 regarding parking. Management will send a letter advising him to go to Keys-Caldwell, to get a guest pass when the situation arises. 2). The tree at 670 Lakescene is ok as trimmed. The Board does not have

- the authority to order that it be removed. 3). Advanced Asphalt is to send money to repair the bike path sidewalk or do the repair themselves.
5. Warwick Lane: Management will check with the Association's attorney to see if there has been any response from the owner or realtor.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer that if no response has been received, then the matter will be turned over to the Association's attorney to file a lawsuit.

MOTION PASSED.

- D. Secretary – Judie Gollwitzer: Meet your Leaders: Judie Gollwitzer read her report, which is attached and made a part of these original minutes. The name of the meeting will be changed to “meet your Association” and will be scheduled for April 19, at 7:00 P. M. at the clubhouse.
- E. 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: MOTION was made by Bruce Callahan and seconded by Joe Beima to refer Lot # J518 to the Fining Committee.

MOTION PASSED.

MOTION was made by Bruce Callahan and seconded by Joe Beima to instruct the Association's landscaper to trim living trees, cut dead trees to ground level, trim hedges to a maximum of six feet, remove dead brush and any other landscaping that can be done at a cost not to exceed \$500.00 per year for all Lots not in compliance for at least one year.

MOTION PASSED.

Management will send a letter to the Lot owners informing them that the work will be done by a licensed contractor and then added to their account balance along with a 15% administration fee.

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:
  1. Alternative Roofing Issue: Bruce Callahan reported that Tom Davis will attend the alternative roofing meeting with Park Estates this Thursday and mention that any materials selected must meet with Florida Building and Roofing code specifications.
- B. Lakes and Wetlands – Art Bradley: MOTION was made by Judie Gollwitzer and seconded by Bruce Callahan to authorize Art Bradley to approve the contractor to conduct the lakes survey for the State.

## MOTION PASSED.

Bruce Callahan will meet this Thursday at 10:00. A. M. with a representative from Artistree to walk the shorelines to determine what areas need to be cut back.

- C. Disaster Preparedness – Joe Thiel: Joe Beima reported that there is a free FEMA webinar on the internet for anyone to view. The address is <http://www.fema.gov/about/org/ncp/coop/webinars.shtm>
- D. Newsletter & Directory– Judie Gollwitzer: Mrs. Gollwitzer read her report which is attached and made a part of these original minutes.
- E. Security Patrol - Bill Johnson: No report.
- F. Webmaster – Bill Meints: No report.

## SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: Bruce Callahan is concerned about the performance of Artistree and will set up a meeting with them to review their contract. Management will provide the contract to Mr. Callahan.
- B. Lecture Series – Judie Gollwitzer: Mrs. Gollwitzer read her report, which is attached and made a part of these original minutes.
- C. Social: Joanne Falvo: No report.
- D. Writers Group: Kathleen Smith: Judie Gollwitzer read her report, which is attached and made a part of these original minutes.

## UNFINISHED BUSINESS:

- A. Community Turf Restrictions: Floratam grass is required. With new regulations, this grass is too hard to maintain. Management will contact attorney Ulrich to discuss this issue.
- B. Newsletter: The Board reviewed a copy of the Waterford Newsletter. It was the consensus of the Board that the Association continues to use our current format.
- C. Review Action Item List: 1). Bocce Court: on hold. 2). Tree Trimming Lot # J6 will be raised to about 10 feet. 3). Landscape Planting: Waiting on a revised plan from Artistree. 4). Weeds along lake: Covered. 5). Newsletter Ads: Covered. 6). Lake of the Woods Speed Limit Signs: Pending.

## NEW BUSINESS:

- A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: None.
- B. Modify Action List: None.

MOTION was made by Judie Gollwitzer and seconded by Bruce Callahan that the meeting be adjourned.

## MOTION PASSED.

The meeting was adjourned at 10:24 A. M. The next meeting will be April 3, 2012, at 1:30 P. M., at the Lakes of Jacaranda clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary