

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
WEDNESDAY, APRIL 11, 2012  
1:30 P. M.**

Present: Joe Beima, President, Bruce Callahan, 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 1:32 P. 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 Bruce Callahan and seconded by Bill Meints to approve the minutes of the Board meeting of February 28, 2012, as corrected.

**MOTION PASSED.**

The correction was that it was Lot # 073 not Lot # 502 that was discussing tree trimming.

**REPORTS OF OFFICERS**

**A. President- Joe Beima:**

1. Lot # J407: It was the consensus of the Board that there was no violation because no commercial equipment or signage is visible on the outside of the vehicle and the vehicle is not licensed as a commercial vehicle.
2. Status of Amendment Vote: There have been 252 “yes” votes and 3 “no“ votes received to date. Another 150 votes are needed to pass the amendment and Judie Gollwitzer will use the telephone tree and door to door visits to get owners to respond.

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

1. Tree Trimming: Bruce Callahan reported that he walked with Mark Reese from Keys-Caldwell and representatives from Total Tree to determine how many trees within the Association need to be trimmed.

MOTION was made by Bruce Callahan and seconded by Bill Meints to approve the proposal from Total Tree to trim designated trees at \$1,500.00, per day, for five days.

**MOTION PASSED.**

The trimming of the trees at Lot # W152 will be added to this year’s tree trimming list. The cost of the tree trimming will be allocated based on location between LOW and LOJ. Both Sarasota County and SWFTMUD need a two week notice before any trimming can be done in protected areas.

2. LOJ # 73: MOTION was made by Bill Meints and seconded by Joe Beima to have the owners of # J73 and # J74 provide documentation about the fruit trees in the common element behind # J74 to the Management company. The information will then be forwarded to the Association’s attorney for a written opinion.

MOTION PASSED.

3. Weeds on Lakes: MOTION was made by Bruce Callahan and seconded by Bill Meints to accept the proposal from Artistree to trim the weeds to within one foot of the waterline on the two entry lakes at the North entrance, at a cost of \$200.00.

MOTION PASSED.

4. Common Property Neglect: The areas around the LOW lift station on Lake of the Woods Drive were reviewed.

MOTION was made by Bruce Callahan and seconded by Bill Meints to accept the proposal from Artistree to install irrigation around the lift station at a cost of \$650.00 and accept the proposal from Wes Bailey Sod at a cost of \$2,824.80.

MOTION PASSED.

Bruce Callahan will review the survey and property lines for Lot W #152 and inform the owner as to which trees and shrubs the Association is responsible for. Lots # J448 and # J449 need to clean the back side of their roofs. Lot # J449 has five feet of unattended lawn behind a hedge planted in the back yard. An arborist for the Association will advise the Board of the health of a lemon tree in the common area behind Lot # J223.

C. Treasurer – Bill Meints.

1. Financial Report: The Association has a positive operating balance of \$25,286.00 through March but there are major expenses coming up.

MOTION was made by Bill Meints and seconded by Bruce Callahan to accept the 2011 audit, as prepared by James Richardson, CPA.

MOTION PASSED.

2. Delinquencies: Lot # J314 has been sold and all money owed to the Association has been collected. Lot # L169 has requested that the Board approve a payment plan for past due maintenance fees.

MOTION was made by Bill Meints and seconded by Judy Gollwitzer to deny the request for a payment plan as presented by the owner of Lot # L169 because we have already forwarded this Lot to the Association's attorney for collection. The Board recommends that the owner of W169 contact our attorney.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Bruce Callahan that the request to waive the late fee for Lot # 014, be denied and that June 30 be the final day to pay the money owed.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Bruce Callahan to have the Association's attorney file a money damage action against Lot # J488 for the full amount owed.

MOTION PASSED.

Board of Directors, Lake of the Woods

Page 3.

April 11, 2012

MOTION was made by Bill Meints and seconded by Bruce Callahan to have the Association's attorney file a money damage action against Lot # J151 for the full amount owed.

MOTION PASSED.

3. Rentals: MOTION was made by Bill Meints and seconded by Bruce Callahan to approve the rental of Lot # J447 from 1/1/13 to 3/31/13 and Lot # P021 from 3/1/12 to 8/21/12, as presented.

MOTION PASSED.

4. Correspondence: 1). One Lot owner keeps paying his maintenance fees every month despite being told to stop. Rather than return overpayment each month, the money will be accumulated until November and then sent back to the owner.

MOTION was made by Bill Meints and seconded by Bruce Callahan that since no response has been received by the owner of 535 Warwick Lane, the matter will be turned over to the Association's attorney to file a lawsuit.

MOTION PASSED.

5. Wildlife Trapper: There have been two alligators removed from the Association without permission. The new trapper will communicate with the Board before any action is taken.

MOTION was made by Bill Meints and seconded by Bruce Callahan to renew the trapper's license for another 45 days to trap one alligator only that the trapper identified as aggressive.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Judie Gollwitzer to send a letter to the owner of Lot # W118 and advise them that the 20 stumps in the back yard need to be removed and inquire as to why no ARC request was submitted to remove the trees.

MOTION PASSED.

Bill Meints was excused at 3:14 P. M.

There were numerous complaints from the clearing of the empty Lot # J461. The Lot needs to be cut down to be more like a lawn not a field. Artistree will be contacted to inspect the pine tree on the Lot to see if it can be trimmed or must be removed by the owner. Before any more work is done, the owner needs to supply a scope of work for the project and install a silt barrier along the two adjoining properties to prevent additional damage to neighbor's properties.

Bill Meints returned by telephone at 3:26 P. M.

Secretary – Judie Gollwitzer: The Meet your Association will be scheduled for April 19, at 7:00 P. M. at the clubhouse.

D. 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 Bill Meints and seconded by Bruce Callahan to refer Lot # J457, to the Fining Committee.

MOTION PASSED.

The truck will be towed if parked in the street or on the grass. The realtor will also be held responsible for continued violations. The Board will look for written approval for the camper at Lot # J263.

3. Complaint re: Lanai at # W137: A written complaint was received by the Board that there is no screening between the lanai at # W137 and Venice East Blvd.

#### SUB-ASSOCIATIONS

- A. Park Estates: Work on adding alternative roofing products to the covenants is continuing.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

#### STANDING COMMITTEE REPORTS:

- A. Architectural Review: The ARC report was read by Management and made a part of these original minutes.
- B. Lakes and Wetlands – Art Bradley: MOTION was made by Bill Meints and seconded by Judie Gollwitzer to approve the proposal from TGW Engineering to submit the lake renewal survey to SWIFTMUD, at a cost of \$550.00.

MOTION PASSED.

- C. Disaster Preparedness – Joe Thiel: Joe Beima and Joe Thiel attended a disaster preparedness event at Venetian Falls. On April 17, there will be a water safety course at the clubhouse.
  1. Prep for Hurricane Season: There will be a review of hand held radio operation on May 3<sup>rd</sup>.
- D. Newsletter & Directory– Judie Gollwitzer: A May/June newsletter will be published; all information is due by April 22nd. Information is still being gathered for the directory.
- E. Security Patrol - Bill Johnson: No report.
- F. Webmaster – Bill Meints read the report, which is attached and made a part of these original minutes.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to approve the proposals from Artistree, as presented.

MOTION PASSED.

- B. Lecture Series: There are 28 people signed up for the cooking demonstration, which will be held on April 28, at 2:00 P. M., at the clubhouse.
- C. Social - Bru Murawski: The holiday party will be held on Thursday, December 13, at the Jacaranda Country Club.

MOTION was made by Judie Gollwitzer and seconded by Bruce Callahan to approve \$500.00, towards the holiday party.

MOTION PASSED.

- D. Writers Group - Kathleen Smith: No report.

UNFINISHED BUSINESS:

- A. Review Action Item List: 1). Bocce Court: a survey should be taken to determine if the owners want a bocce court or even a sports area. 2). Tree Trimming Lot # J6: complete. 3). Landscape Planting: Approved. 4). Weeds along lake: Approved. 5). Newsletter Ads: No action taken. 6). Lake of the Woods Speed Limit Signs: modified to include experimental speed bumps on Roseling Circle. Management to check with Association attorney to determine if there is any liability for the Association if they are installed.

NEW BUSINESS:

- A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: Owners should be reminded not to park on the wrong side of the road or block the sidewalk while parking in the driveway. This item will be put in the newsletter.
- 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 4:29 P. M. The next meeting will be May 1, 2012, at 1:30 P. M., at the Lakes of Jacaranda clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary