

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, JULY 31, 2012
1:30 P. M.**

Present: Joe Beima, President, Bruce Callahan, Vice President, Judie Gollwitzer, Secretary, Jim Kraut for Management and owners in the audience.

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 Judie Gollwitzer to approve the minutes of the Board meeting of June 5, 2012, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

A. President- Joe Beima:

1. Open Board Position: There are four owners who have submitted their names for consideration for the vacant two Board positions: Marie Beima, Troy Greico, Helemine Junger and Dave Masek. The Board will hold a special meeting this Thursday, August 2, at 6:30 P. M. to hold 30 minute interviews with the candidates and then to appoint two of them to the Board.
2. Road Maintenance-Next Phase: A new Road Committee will be formed to schedule future work.

B. Vice President-Bruce Callahan:

1. Maintenance – Common Areas: Mr. Callahan is not satisfied with the work being done by Artistree and contacted them yesterday to come out and address weed control and trimming.

C. Treasurer.

1. Financial Report: The President reviewed the June report. The Association has a \$29,061.90 operating surplus.
2. Delinquencies: The current report was reviewed and is attached and made a part of these original minutes.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to turn Lots # J050 and # J108 over to the Association attorney for collections for nonpayment of maintenance fees.

MOTION PASSED.

MOTION was made by Judie Gollwitzer and seconded by Bruce Callahan to authorize the President to sign the lien foreclosure papers for Lot # W484.

MOTION PASSED.

MOTION was made by Joe Beima and seconded by Bruce Callahan to have the Association attorney file a Motion to Compel the bank that holds the mortgage for Lot # J198, to foreclose on the Lot.

MOTION PASSED.

3. Rentals: None.

D. Secretary – Judie Gollwitzer: MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to rescind the MOTION of June 5 2012, approving the J2 Solutions contract for the construction of generator covers at a cost not to exceed \$1,500.00.

MOTION PASSED.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to approve up to \$2,000.00 for the construction of generator covers. The cost will be divided equally between LOW and LOJ.

MOTION PASSED.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to award the contract for the construction of the generator covers to J2 Solutions at a cost of \$1,855.00.

MOTION PASSED.

The pressure treated lumber will be painted by the Association after a six month waiting period.

E. Director – Open Position: No report.

Keys-Caldwell Management Company Report:

A Property Manager - Jim Kraut

1. Covenant Violations: Management reviewed and distributed the latest violation chart.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to send Lots # J198 and # J518 to the Fining Committee for noncompliance.

MOTION PASSED.

2. Update on Speed Limit Request: The Board has agreed with the County that all street speed limits within the Association will be 25 MPH if the County reduces the speed limit on Lake of the Woods Drive to 25 MPH.

3. Misc. Items: The President read the Association attorney opinion regarding trimming of trees in the common area behind Lot # J74.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer that all trees planted in the common element up through this date will be grandfathered in as approved and that all future plantings in the common areas must be approved by the ARC and Board prior to installation.

MOTION PASSED.

The Association will trim the lower branches of the fruit trees behind Lot # J74 to a minimum height of six feet.

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: Tim Garcia read the ARC report for June and July, which was attached and made a part of these original minutes. The Committee is preparing to do a walkthrough of the newly constructed Neal homes. The owners applying for variances are responsible to provide the ARC with a copy of the official set back requirements for their lot.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to approve the variance request from Lot # J66 subject to receiving an original survey of the property showing the air conditioning pad installed or a notarized letter from the owner stating that the air conditioning pad was in place when she purchased the home from the developer.

MOTION PASSED.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to have John Vidas apply bright colored paint to the three raised sidewalk sections that have been reported to the Board at 601 Lakescene and J702 Fringed Orchid. The Board assumes no legal responsibility for these sidewalk edges by painting them to alert owners of a potential trip hazard.

MOTION PASSED.

- B. Lakes and Wetlands – Art Bradley: Mr. Bradley presented the Board with copies of the lake certifications provided by Leigh Rogers from SWFMD. These are five year certifications valid thru 2017. The Board thanked Mr. Bradley for his hard work on this project.
- C. Disaster Preparedness – Joe Thiel: No report.
- D. Newsletter & Directory– Judie Gollwitzer: Additional authorization forms have been received for the directory. The deadline for articles for the September/October newsletter is August 22nd. Mrs. Gollwitzer has responded to the Chamber of Commerce letter looking for ways to provide information to seniors, with submittal and publication dates for the Association newsletter.
- E. Security Patrol - Bill Johnson: The President reported that the Sheriff's Department is providing additional patrols in the development because of increased "Gypsy thefts" in the area.
- F. Webmaster – Bob Valenziano: No report.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: John Vidas showed the Board photographs of lights reportedly damaged by Artistree employees. Management will notify Artistree that they will be held responsible for costs to repair/replace damaged common area landscape lighting. The President appointed John Vidas Chairman of the

newly-formed Lighting Committee. The new sod will be installed at the pump house tomorrow; the irrigation has already been installed.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to approve the three landscaping proposals submitted by Artistree for \$2,379.70, \$5,410.00, and \$528.00, as presented, with funding to come from the Landscaping Reserve.

MOTION PASSED.

- B. Lecture Series: Judie Gollwitzer reported that Barbara O'Brien has volunteered to do an in-house design class for a volunteer owner.
- C. Social - Bru Murawski: The Community Golf Tournament will be held on November 2nd at 11:00 A. M. The Volunteer Luncheon will be held on November 4 at 6:30 P. M.
- D. Writers Group - Kathleen Smith: No report.

UNFINISHED BUSINESS:

- A. Plantation Legal Action: The Board will provide additional information to the Association attorney to be used to gain compliance from Mr. Braytenbah.
- B. Illegal Parking: A letter has been sent on July 16, to the owner of Lot # J035 about street parking violations.
- C. Review Action Item List: 1). Bocce Court: a survey will be taken in the Fall. 2). Lake of the Woods Speed Limit Signs: Covered. 3). Speed Bumps: a survey will be taken in the Fall. 4). Parking on/over the sidewalk: an article will be placed in the September/October newsletter. 5). Parking on wrong side of road: An article has been placed in the newsletter reminding owners not to park on the wrong side of the road. Management will send a letter to any owner in violation.

NEW BUSINESS:

- A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). The ARC Committee should look at certain pool equipment enclosures that appear to be in violation of Association documents. 2). Management needs to review a response to violation letter and respond as needed. 3). The Association and Owners need to clean dirty sidewalks. 4). The Board needs to trim all trees in the common area to a six foot canopy as previously approved.
- B. Modify Action List: None.

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

MOTION PASSED.

The meeting was adjourned at 3:14 P. M. The next meeting will be held on September 4, 2012, at 1:30 P. M., at the Lakes of Jacaranda clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary