

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, OCTOBER 2, 2012  
1:30 P. M.**

Present: Joe Beima, President/Treasurer, Bruce Callahan, Vice President, Judie Gollwitzer, Secretary, Troy Grieco and Dave Masek, Directors. Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Joe Beima, at 1:34 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 July Board Meeting: MOTION was made by Judie Gollwitzer and seconded by Bruce Callahan to approve the minutes of the Board meeting of July 31, 2012, as presented.

MOTION PASSED.

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 September 4, 2012, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

A. President- Joe Beima: No report.

B. Vice President-Bruce Callahan:

1. Power Washing Sidewalks: The common area sidewalks are being done by Venice Pressure Cleaning, using a chemical called "Clearly Pink Pro". The product is working well, costs about \$15.00, is available at the pressure washing supply store and will be included in the next newsletter along with the product information sheet if any owners wish to use it.
2. General Landscaping by Artistree: Artistree is working on cleaning up the entrances to the Association.
3. Holiday Decorations: MOTION was made by Troy Grieco and seconded by Dave Masek to spend up to \$4,000.00, to purchase holiday decorations for the Association.

MOTION PASSED.

4. Roofing Materials: Bruce Callahan will contact Bud Weber from Park Estates to discuss alternative materials for roofing.

C. Treasurer.

1. Financial Report: The President reviewed the August report.
2. Delinquencies: The current report was reviewed and is attached and made a part of these original minutes.

3. Rentals: MOTION was made by Judie Gollwitzer and seconded by Bruce Callahan to approve the three rental applications for Lots # J447, J481, J483, as presented.

MOTION PASSED.

D. Secretary – Judie Gollwitzer:

1. Volunteer Luncheon: Affordable Catering was selected to cater the luncheon that will be held on Sunday, November 4, from 2:00 – 4:00 P. M. at a cost of \$9.95, per person.

MOTION was made by Bruce Callahan and seconded by Dave Masek to spend \$1,000.00 for the volunteer luncheon.

MOTION PASSED.

All owners are invited to the luncheon.

2. Survey Mailing: The survey on the bocce ball court, the speed bumps and heating the swimming pool will be sent to all owners no later than November.

E. Director - Troy Grieco:

1. Lighting: The South entrance lighting is not functioning at all and the North entrance lighting is only partially working.

MOTION was made by Troy Grieco and seconded by Bruce Callahan to approve the proposals from Lutz Electric for lighting replacement at the North and South entrances at a cost of approximately \$5,500.00.

MOTION PASSED.

2. Manhole Inspections: The storm sewers on the private roads will be inspected by January 1, 2013.
3. Signage: The common area signs will be inspected and where necessary, refurbished or replaced.

F. Director – Dave Masek:

1. Mail Station: The mail station is in bad shape. The posts and trim need to be painted with a solid stain, paint the ceiling, replace the gutter, remove existing bulletin board, and replace it with the new outside bulletin board, fix the railings and paint the floor. Bids are being obtained for this work.

Keys-Caldwell Management Company Report:

A Property Manager - Jim Kraut

1. Covenant Violations: Management reviewed and distributed the latest violation chart.
2. Misc. Items: MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to refer Lots # J162 and J198.

## MOTION PASSED.

The preliminary budget meeting will be held on October 11, at 1:00 P. M. at the offices of Keys-Caldwell.

## SUB-ASSOCIATIONS

- A. Park Estates: Joan McMahon presented the Board photographs of areas of concern.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

## STANDING COMMITTEE REPORTS:

- A. Architectural Review: Tom Davis reviewed the September and October reports, which are attached and made a part of these original minutes. The ARC will do a walkthrough of the four newer Neal homes on October 31.
- B. Lakes and Wetlands – Art Bradley: No report.
- C. Disaster Preparedness – Joe Thiel: No report.
- D. Newsletter & Directory– Judie Gollwitzer: The report is attached and made a part of these original minutes. All but 18 homes have been covered by the block captains. New authorization forms need to be provided to approximately 120 people who want to be included.

MOTION was made by Bruce Callahan and seconded by Troy Grieco that the cutoff date for submission of the new authorization forms will be October 31, 2012.

## MOTION PASSED.

- E. Security Patrol - Bill Johnson: No report.
- F. Webmaster – Bob Valenziano: The September report is attached and made a part of these original minutes. It has been reported that hackers fro Russia are trying to get into the website.

## SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: Covered.
- B. Lecture Series: Judie Gollwitzer reviewed her report, which is attached and made a part of these original minutes.
- C. Social - Bru Murawski: No report.
- D. Writers Group - Kathleen Smith: No report.

## UNFINISHED BUSINESS:

- A. Review Action Item List: 1). Bocce Court: a survey will be taken. 2). Lake of the Woods Speed Limit Signs: Complete. 3). Speed Bumps: a survey will be taken in the Fall. 4). Pine Removal: Waiting for estimate. 5). Dirty Sidewalks: Covered. 6). Broken Lights: Covered. 7). Added: Mail Station.

## NEW BUSINESS:

- A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). Complaints continue about Lot # J198. There is concern that the Association is not doing all that can be done and that the Lot is not in

foreclosure.

B. Modify Action List: Mail Station.

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

MOTION PASSED.

The meeting was adjourned at 3:08 P. M. The next meeting will be held on November 6, 2012, at 1:30 P. M., at the Lakes of Jacaranda clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary