

BOARD OF DIRECTORS
LAKE OF THE WOODS (MASTER ASSOCIATION)
575 LAKE OF WOODS DRIVE, VENICE, FL 34293
FRIDAY, 2 SEPTEMBER 2016, 1:30 PM

AGENDA

1. CALL TO ORDER - QUORUM ESTABLISHED
2. APPROVAL OF MINUTES - BOD MEETING 5 Aug 2016
3. DIRECTOR'S REPORTS
 - A PRESIDENT GAINES
 1. Mail Station Project
 2. 2016 Roads Project
 3. Rules governing Signs
 4. Follow Up to Maintenance Issues

 - B Vice President Washchuk

 - C Treasurer Smith
Financial Report

 - D Secretary O'brien
Communications

 - E Director DeKriek
4. Keyes Caldwell Management Reports
 - A. Covenant Violations
 - B. Misc Items
5. Sub Association Reports
 - A. Park Estates
 - B. Lakes of Jacaranda
 - C. Grassy Oaks II
 - D. Grassy Oaks III
6. Standing Committees Report
 - A. Architectural Review -Bruce Callahan
 - B. Lakes and Wetlands Art Bradley
 - C. Disaster Preparedness (DPP)
7. Special Committee Reports
 - A. Landscape Liz Sharp
 - B. Social Updates
8. Old Business
9. New Business - Correspondence / Resident's Comments

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, SEPTEMBER 2, 2016
9:30 A. M.**

Present: Thomas Gaines, President, Barbara O'Brien, Secretary Jerri DeKriek, Director, Jim Kraut for Management and owners in the audience. Absent: Gene Washchuk, Vice President, Dave Smith, Treasurer.

The meeting was called to order by the President, Tom Gaines, at 1:30 P. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting 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 Barbara O'Brien and seconded by Jerri DeKriek to approve the minutes of the Board meeting of August 5, 2016, as presented.

MOTION PASSED.

DIRECTOR REPORTS

A. President – Tom Gaines.

1. Mail Station Project: The project, including the pump house, is moving forward. Additional bids are being sought.
2. 2016 Roads Project: MOTION was made by Jerri DeKriek and seconded by Barbara O'Brien to approve the proposal from Asphalt Restoration Technologies, Inc., as presented.

MOTION PASSED.

The road paving schedule and reserve balances were reviewed and attached and made a part of these original minutes. The contractor selected has been doing the resealing and crack filling for the last three years.

3. Rules Governing Signs: Owners were reminded to please refrain from displaying political as well as contractor signs. The Board will send letters requesting that they be removed.
4. Follow Up On Maintenance Issues: 1). Bids for tree trimming are being solicited. 2). New signs have been installed along the lakes. 3). New street signs have been ordered. 4). Because of inclement weather, the landscaping company is behind schedule.

B. Vice President-Gene Washchuk: No report.

C. Treasurer- Dave Smith: No report.

1. Financial Report: No report.
2. Aging Report: The current aging report is attached and made a part of these original minutes.

MOTION was made by Tom Gaines and seconded by Barbara O'Brien to instruct the Association's attorney to foreclose on the liens against Lots # 049 and 069, for delinquent maintenance fees, as presented.

MOTION PASSED.

D. Secretary – Barbara O'Brien: The website continues to be updated.

E. Director – Jerri DeKriek: Deferred.

F. Keys-Caldwell Management Company Report:

Property Manager - Jim Kraut

1. Covenant Violations: The drive-through was done last Monday; there were 72 violations recorded, mostly for dirty roofs, walkways and driveways and weeds in planting beds. It did rain during the drive-through so there were some areas on Silk Oak and Lakescene where the roofs, driveways and sidewalks could not be evaluated.
2. Misc Items: None.

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: Bruce Callahan submitted his report, which is attached and made a part of these original minutes.
- B. Lakes and Wetlands – Art Bradley: Tom Gaines reported that the outflows have been inspected and debris has been removed, where needed.
- C. Disaster Preparedness: Jim Schottel: Jerri DeKriek read the minutes from the last meeting, which are attached and made a part of these original minutes. Liz Sharpe reported that there are 8 zone leaders in place.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping: 1). Artistree will replace the dead palm tree at the clubhouse. 2). Artistree will replace the unhealthy Sugar Palm at the North entrance under warranty. 3). Tom Gaines asked if additional plantings should be added to the monuments? And is the Board providing enough support to the Committee?
- B. Newsletter, Directory and Social Updates: Judie Gollwitzer: No report.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

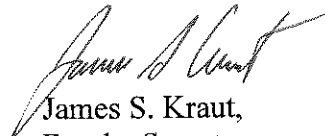
- A. Incident in Park Estates: A letter was submitted to the Board from the owner of Lot # P059 regarding an incident between the owner of Lot # P059 and Lot # P053, where a police report was filed. The letter will become part of the Association's records.
- B. Residents Comments: 1). Q. Who pays for the mailbox replacement at the gazebo? A. All LOW owners. 2). Q. Any word from the Sheriff's Department about speeding within the Community? A. The Sheriff's Department has increased surveillance in the Community. The developer signed off thereby giving the Sheriff's Department authority to patrol the private streets. 3). Q. Is the Board sending violation letters to the owner on Lake of the Woods Drive with the illegal lighting? A. They are moving through the enforcement process. 4). A reminder will be placed in the next newsletter reminding owners that contractors signs are not permitted and owners are responsible to make sure they are removed.

MOTION was made by Jerri DeKriek and seconded by Barbara O'Brien that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:21 P. M. The next meeting of the Board of Directors will be held on October 7, 2016, at 9:30 A. M. at the Lakes of Jacaranda clubhouse.

Respectfully submitted,



James S. Kraut,
For the Secretary

LAKE OF THE WOODS OF JACARANDA, HOA
Road Maintenance Schedule

| <u>Zone</u> | <u>Unit</u> | <u>Built</u> | <u>Sq. Yards</u> | <u>% of Area</u> | <u>Overlaid</u> | <u>Sealed</u> | <u>Cost</u> | <u>Cost / Sq. Yd.</u> |
|-------------|-------------|--------------|------------------|------------------|-----------------|---------------|-------------|-----------------------|
| 1 | LOW #1 | 1990 | 17,201 | 19.0% | 1998 | 2009 | | \$1.00 |
| 2 | LOW #2 | 1990 | 11,000 | 12.2% | 2009 2010 | 2010 | | \$5.50 0.71 |
| 3 | LOJ #1 | Apr. 94 | 11,215 | 12.4% | 2004 | | \$53,205 | \$4.74 |
| | LOJ #2 | Aug. 95 | <u>9,700</u> | 10.7% | 2005 | | 51,863 | 5.34 |
| | | | 20,915 | | | 2013 | 30,054 | 1.44 |
| 4 | LOJ # 4 | Dec. 96 | 8,860 | 9.8% | 2006 | | \$63,438 | \$7.13 |
| | | | | | | 2014 | 23,071 | 2.60 |
| | LOJ #5 | Nov. 97 | <u>11,874</u> | 13.2% | 2007 | | 98,433 | 8.28 |
| | | | 20,734 | | | 2015 | 38,570 | 3.25 |
| 5 | LOJ #3 | Feb. 96 | 6,906 | 7.7% | | 2009 | | \$9.50 |
| | LOJ #6 | Apr. 98 | 1,467 | 1.6% | | 2009 | | |
| | LOJ #7 | Nov. 98 | 7,994 | 8.9% | | 2009 | \$19,381 | \$1.00 |
| | LOJ #8 | Nov. 99 | <u>4,033</u> | 4.5% | | 2009 | | |
| | | | | 20,400 | | | | |
| | | Total | 131,899 | 100.0% | | | | |

- Notes:
- LOW #1 Woodvale, Vista Woods, Rosewood Ct., Cedarwood & 500 Blk Silk Oak Dr.
 - LOW #2 Park Estates Sq., Aston Woods Ct. & Waterwood Lane
 - LOJ #1 Button Bush Lane, Roseling Circle & Meadow Beauty Ct
 - LOJ #2 Pine Lilly Way & Pennyroyal Place. Purslane Pt.
 - LOJ #3 Thistlelake & May Apple Way
 - LOJ #4 600 & 700 Blk Silk Oak Dr.
 - LOJ #5 Wood Sorrel, Coral Bean & Dahoon Circle
 - LOJ #6 Lakescence, Fringed Orchid & Carbara
 - LOJ #7 Lakescence, Fringed Orchid & Carbara
 - LOJ #8 Lakescence, Fringed Orchid & Carbara

Purslane Point has been missing from the schedule.

Five Year Road Maintenance Plan

2015 2016 2017 2018 2019

Overlay

| | | | | | |
|----------------|------------------|------------------|------------------|------------------|------------------|
| Beg. Balance | \$251,975 | \$278,856 | \$309,965 | \$342,630 | \$376,928 |
| Additions | 26,881 | 31,109 | 32,665 | 34,298 | 36,013 |
| Expenses | 0 | 0 | 0 | 0 | 0 |
| Ending Balance | <u>\$278,856</u> | <u>\$309,965</u> | <u>\$342,630</u> | <u>\$376,928</u> | <u>\$412,941</u> |
| Rate | \$30.86 | \$35.71 | \$37.50 | \$34.50 | \$36.50 |

Sealing

| | | | | | |
|--------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Beg. Balance | \$35,788 | \$47,124 | \$11,350 | \$21,570 | \$55,868 |
| Additions | 26,881 | 31,109 | 32,665 | 34,298 | 36,013 |
| Expenses: | | | | | |
| | 15,545 | 23,024 | | | |
| LOJ # 6,7&8 Note 1 | | 43,859 | | | |
| LOJ #3 Note 2 | | | 22445 | | |
| Ending Balance | <u>\$47,124</u> | <u>\$11,350</u> | <u>\$21,570</u> | <u>\$55,868</u> | <u>\$91,881</u> |
| Rate | \$30.86 | \$35.71 | \$37.50 | \$25.50 | \$25.50 |

| | | | | | |
|----------------------|------------|-------|-------|--|--|
| Total Ending Balance | \$321,315' | | | | |
| Total Rate | 61.72 | 71.42 | 75.00 | | |

| | | | | | |
|---------------------|-----------|--|-----------|----|----|
| Assumption: | | | 5% | 5% | 5% |
| Assessment for 2016 | \$ 62,217 | | | | |
| 2017 increase of 3% | | | \$ 64,084 | | |

Note 1
 13,495 sq yds @ \$3.25 = 43,859
 Note 2
 6,906 sq yds @ \$3.25

DPP MEETING, 8/17, 4 p.m.

There were 13 people present. Several of the zone leaders had contacted residents in their zones for their emergency contact info and that information was turned in to Bill Schiemann. Another zone leader found information gathered a few years ago and since those residents were away, that information was turned in. Bill announced that he had entered contact information into the DPP database.

Mike Zender had checked the storage unit and inventoried the generators and other equipment. They appeared to be in good shape.

Liz adjourned the meeting at 4:30 p.m.

Lake of the Woods of Jacaranda Homeowners Association, Inc

A/R Aging Summary

As of September 1, 2016

| | Current | 1 - 30 | 31 - 60 | 61 - 90 | > 90 | TOTAL |
|--------------|-------------|-------------|---------------|---------------|-----------------|-----------------|
| LOJ069 | 0.00 | 0.00 | 236.08 | 378.65 | 300.00 | 914.73 * |
| LOJ201 | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 | 300.00 |
| LOW011 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 1,000.00 |
| LOW034 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 |
| LOW049 | 0.00 | 0.00 | 0.00 | 0.00 | 1,054.53 | 1,054.53 |
| LOW086 | 0.00 | 0.00 | 0.00 | 0.00 | 1,400.00 | 1,400.00 |
| LOW119 | 0.00 | 0.00 | 0.00 | 0.00 | 228.00 | 228.00 |
| TOTAL | 0.00 | 0.00 | 236.08 | 378.65 | 4,392.53 | 5,007.26 |

Fines - statements mailed 8/26/16

Letter of Intent sent 8/25/16

Attorney/Collections

Foreclosure

* Proceed with Complaint to file suit and foreclose upon the Liens?