

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
FRIDAY, FEBRUARY 3, 2017  
9:30 A. M.**

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

The meeting was called to order by the President, Tom Gaines, at 9:30 A. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting and Agenda were 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 Jerri DeKriek and seconded by Dave Smith to approve the minutes of the Board meeting of January 12, 2017, as presented.

MOTION PASSED.

**DIRECTOR REPORTS**

**A. President – Tom Gaines.**

1. Annual Meeting Preparation: The meeting will be held on February 14, 2017, at the Venice Gardens Community Center, at 6:30 P. M. Volunteers are being gathered to help with the sign in and the counting.
2. Handoff and Support of New Board: The President stated that he has appreciated the help provided by former Board members and other volunteers in making his job easier. Mr. Gaines promised to do the same for the new Board. Sadly Bruce Callahan is stepping down as the Chair of the ARC Committee, but Bill Meints and Tom Gaines will remain.

**B. Vice President-Gene Washchuk: Mr. Washchuk stated that he will report on the data base at the annual meeting and that the mail station project as a whole was very successful.**

**C. Treasurer- Dave Smith.**

1. Financial Report: 1). The year-end report is at the CPA's office. 2). The budget for 2017 looks good.
2. Aging Report: The current aging report is attached and made a part of these original minutes. There are about 40 lots that need to pay this year's maintenance fee; there are two lots that are with the attorney.

**D. Secretary – Barbara O'Brien:**

1. Communications: 1). The new directory will be distributed after the annual meeting so that it will include the new Board members. 2). Judie Gollwitzer is working on the Communications Committee.

**E. Director – Jerri DeKriek.**

1. Volunteer Luncheon: The attendance is too large to be held at the clubhouse. Ms. DeKriek is looking for alternative locations and will report back at the next Board meeting.

**F. Keys-Caldwell Management Company Report:  
Property Manager - Jim Kraut**

1. Covenant Violations: There were 20 letters generated from the last drive-through chart. Lot # J252, (659 May Apple Way), has been resolved.

2. Misc Items: MOTION was made Jerri DeKriek and seconded by Barbara O'Brien to propose a fine of \$100 per day, to Lot # J042, (327 Roseling Circle), for the outstanding paint violation and to refer this issue to the Compliance Committee for review.

MOTION PASSED.

#### 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). Tom Gaines reported that there were 12 submittals for painting or windows, all of which were approved. 2). The Committee is looking for additional volunteers.
- B. Lakes and Wetlands – Art Bradley: 1). Lake recertification will be done in June. TGW did the inspections and paperwork in the past. 2). There are some resident issues and debris on the water. 3). Cattails are being sprayed and killed. 4). An owner in Plantation has trespassed on LOJ property and cut down bushes. Art Bradley, Bill Meints and Gene Washchuk will provide information needed to contact the owner.

MOTION was made by Gene Washchuk and seconded by Barbara O'Brien to have the Association's attorney send a demand letter to the owner of the Plantation lot that trespassed on and cut Association property to repair/replace landscaping that was cut.

MOTION PASSED.

It was the consensus of the Board that an informational/warning letter be sent to all Plantation owners that about the property so that they will not think they can trespass and cut as well.

- C. Disaster Preparedness: No report.

#### SPECIAL COMMITTEES REPORTS:

- A. Landscaping: Dave Smith reported that 1). The trimming of the common ground is underway and the property looks good at the moment. 2). The growth around the weir at Pine Lily Way needs to be trimmed back.
- B. Social Update: No report.

#### UNFINISHED BUSINESS.

1. Mail Station: 1). All of the mailboxes are in. 2). There are still 6-8 people who have not picked up their keys. 3). The post office advised that unclaimed keys be given to the postman. 4). One of the three streetlights is in, the other two have been ordered. 5). Once the streetlights are in, landscaping will be planted around the area. 6). Thanks to Jerri DeKriek and Gene Washchuk for their hard work on this project.
2. Australian Pine Needles: The Board discussed removal of needles on a regular basis.

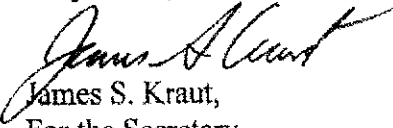
#### NEW BUSINESS:

- A. Residents Comments: Sally Atkinson requested that she be reimbursed for up to \$170 for garage sale expenses.

There being no further business to be brought before the Board, the meeting was adjourned at 10:26 A. M. The next meeting of the Board of Directors will be held on March 3, 2017, at 9:30

A.M. at the Lakes of Jacaranda clubhouse. The annual meeting will be held on February 14, 2017, at 6:30 P. M. at the Venice Gardens Community Center.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "James S. Kraut".

James S. Kraut,  
For the Secretary

## Jim Kraut

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**From:** Judith Gollwitzer <j.gollwitzer@aol.com>  
**Sent:** Saturday, January 21, 2017 10:36 AM  
**To:** jerri8@comcast.net; jerri8@me.com; gainesta@comcast.net; ejwflorida@verizon.net; daveloj@verizon.net; barbaraobrien5@aol.com; Jim Kraut  
**Subject:** February 3 BOD Report

TO: LOWofJ Board of Directors  
FROM: Judie Gollwitzer  
SUBJECT: Upcoming LOWofJ Board Meeting on February 3

I will not be attending the LOWofJ Board meeting on February 3rd because I will just have docked in Ft. Lauderdale that day from an 11-day cruise. I am giving you my report below for the Board Meeting. I have added the reporting structure below for my activities to the current Board. Please let me know what you decide the reporting structure should be for 2017.

### MY REPORT: February 3, 2017

#### LOWofJ Volunteers' luncheon (Jerri DeKriek)

1. I am collecting names of people who have volunteered in the community. Since I believe I heard MAY for the luncheon, when do you need the final list?
2. I have (as a good customer) received a special discount certificate from Paper Direct. That is the company we have ordered from for both the Volunteers' luncheon and the Holiday Dinner Dance. Since both events are LOWofJ, they will come out of the same HOA. I am running the Holiday Dinner Dance for 2017, so I can place the order for both the HDD & VL if you wish. That way we should get a pretty good discount. LET ME KNOW.

#### DIRECTORY (Barbara O'Brien)

The directory is finished. I plan to have two things at the Annual Meeting:

1. A complete list of residents and a hard copy of their information if they wish to check what I have.
2. Extra binders (empty) for them to take if they don't have one or if theirs tore as one of mine did.
3. Following the Annual Meeting, the election of officers and positions, the directory will be ready to go to the printer

#### NEWSLETTER (Barbara O'Brien)

I will not be able to record the meeting since I will not be there. Tom & Barbara, may I contact one of you to get the information?

#### SOCIAL (Judie Gollwitzer)

1. Game night will begin the evening of February 23rd at 7:00 PM. I am hoping we'll have a good turnout, but, as yet, I have not had any feedback from the community regarding that evening.
2. Lectures: I have two lined up and am working on dates for each. Terry Saus who is now involved in the lecture leadership is just getting back from the north. I will work with Terry and may or may not have dates for the two lectures by the February meeting. I should be able to announce them at the Annual Meeting since they are for the entire community.

#### COMMUNICATION COMMITTEE (Tom Gaines)

My plan is to announce the new Communication Committee at the Annual Meeting. What I am looking for is "INPUT". I want to see where the holes are so I can then put a proper committee together to move forward and fix the problems. I have no idea of cost for anything yet, because I have not identified the areas to be focused upon. My thoughts are to fix the big problems first such as understanding.

1. New Residents from soup to nuts.
  - \* How they view our community
  - \* How Realtors market us
  - \* Do Realtors understand our structure
  - \* How Realtors and potential buyers interact with Keys-Caldwell. What does K-C feel they would/could/should be responsible for providing them with so an informed decision can be made before a purchase.
  - \* What tools can we provide.
  - \* How to work with all: Real Estate Companies, our Board, new residents and K-C to be sure they have the tools required to properly represent our community.
  
2. Trickle-down Issues  
There will be trickle-down issues that may or may not have been a direct result of poor communication. We will identify those and determine how to fix them, but I see them as more of a Phase 2.

OK, that's it for my February 3rd report to the Board.

Respectfully submitted,  
Judie Gollwitzer  
[jgollwitzer@aol.com](mailto:jgollwitzer@aol.com)