

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, JANUARY 5, 2010
1:00 P. M.**

Present: Joe Beima, President, Bill Meints, Treasurer, Beverly Weltzien, Secretary, Guy Cusumano and Matt Soldano, Directors, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Joe Beima at 1:06 P. M. at the 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.

Comments from Homeowners: Lot # J197 reported problems with renters. The Board instructed Management to send a letter to the owner of the rental unit requesting application within 30 days. Questions were asked and answered concerning the annual meeting. There were complaints about a fire pit, a barking dog and an illegal sign.

Approval of the Minutes of the Board Meeting and Budget Meeting of November 21, 2009: MOTION was made by Beverly Weltzien and seconded by Bill Meints to approve the minutes of the Board and Budget meetings of November 21, 2009, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

A. President's Report:

1. Correspondence from Attorney: None.
2. Landscaping: The County has not yet planted the four trees at the South Entrance.
 - a. Donation of Tree: The owner of 1817 Coral Bean has offered to donate a palm tree from his yard to the Association.
3. Annual Meeting Status: The six candidates will meet after this meeting to arrange a candidates night.
4. Rental Agreements for Lots # J178 and J534: MOTION was made by Bill Meints and seconded by Matt Soldano to approve the rental of Lot # J534, as presented and of Lot # J178, with the proviso that they submit a letter to the Board requesting permission for the storage of the motorcycle on the property.

MOTION PASSED.

5. Report on County Violation Letter: Management was instructed to send a letter to the County informing them of the actions taken by the Association. A letter will be sent to the homeowner at 316 Roseling Circle and the Southwood Block VI owners concerning maintenance of the property line and fences.

B. Treasurer – Bill Meints:

1. Financial Report – Bill Meints reviewed the November financial report and stated that there was a \$29,800.00 surplus.

2. Status Report on Delinquencies and Uncollectibles: Delinquencies were reported to be \$18,500.00, with half that amount being fines assessed. 603 Balsam Apple is now on the market.
3. Approval of Expenditures: The President will approve all work orders presented by John Vidas. Mr. Vidas presented the Board with a list of suggested maintenance items.

- C. Secretary – Beverly Weltzien: No Report.
- D. Director - Guy Cusumano: No Report.
- E. Director - Matt Soldano: No Report.

Keys-Caldwell Management Company Report:

- A Property Manager - Jim Kraut
 1. Covenant Violations: The up to date violation chart and response for request letters from owners were reviewed. A consolidated report will be created.
 - a. Specific Lot Violations: Covered.
 2. Misc. Items: Management was instructed to obtain an estimate from Wash-On-Wheels to pressure clean common area sidewalks. Management will obtain estimates to remove the dead and dying Australian Pines at the mail center.

SUB-ASSOCIATIONS

- A. Park Estates: Barbara Hockett reported that the Annual Meeting was held and new officers have been elected. The information has been updated in the newsletter.
- B. LOJ: No report.
- C. Grassy Oaks II: An owner is looking for a copy of the Association documents. LOW does not have a set so owner must contact the Association Board. LOW will put on website if they can have a copy.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review – Joe Wojtak
 1. Monthly Status Report: The report is attached and made a part of these original minutes. Two were submitted yesterday and approved. The owner that has installed solar panels will be invited to attend the Board meeting on February 2. The Committee will record Committee Members attendance at the ARC meetings to create a voting history.
- B. Lakes and Wetlands – Art Bradley: The plants were installed behind Lot #115; Management was instructed to collect cost of plantings from Lot #115 owner.
- C. Disaster Preparedness – Joe Theil: Guy Cusumano reported that the County will be prepared because the Associations are prepared. The next meeting will be this Thursday at 7:00 P. M.
- D. Newsletter – Judie Gollwitzer: The newsletter will be ready for the Association by this Sunday.
- E. Directory – Judy Gollwitzer: The Directory is being worked on and updated constantly.

Social Director – Joanne Falvo: The Board thanked her for a wonderful holiday party. Mrs. Falvo reported that next year’s party will be held at Jacaranda West on Thursday, December 16.

F. Security Patrol – Bill Johnson: No report.

G. Association Web-site - Bill Meints: Mr. Meints reported that the website enhancements have been completed. The year-end report has been attached and made a part of these original minutes.

SPECIAL COMMITTEE REPORTS: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Following this meeting, the candidates for the 2010 election will meet to plan for the Candidates Night, which will be held on January 26, at 7:00 P. M. at the clubhouse.

Adjournment: MOTION was made by Bill Meints and seconded by Beverly Weltzien that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:00 P. M. The next Board Meeting will be held on February 2, 2010, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary