

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, JANUARY 6, 2009
1:00 P. M.**

Present: Steve Hafer, President, Joe Beima, Vice President, Bill Meints, Treasurer, Guy Cusumano, Secretary, Beverly Weltzien, Director, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Steve Hafer, at 1:04 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.

Approval of the Minutes of the Budget and Board Meetings of November 25, 2008: MOTION was made by Beverly Weltzien and seconded by Guy Cusumano to approve the minutes of the Budget and Board meetings of November 25, 2008, as presented.

MOTION PASSED.

(For: Cusumano, Hafer, Weltzien. Abstention: Beima, Meints).

Resignations and Appointments: None.

Comments from Homeowners: 1). The bridge railings are broken near the mailbox. 2). The waterway at Park Estates is not included in the lake recertification process. 3). Questions were raised about the nominating committee. 4). Lot #198 is a rental property as previously reported to Management. 5). The Treasurer should be present at the Board meeting to approve the budget. 6). Information was provided for heating the pool.

REPORTS OF OFFICERS

A. President's Report:

1. **Holiday Decorations:** The decorations will be removed this Saturday, at 10:30 A. M. Volunteers are needed. Additional decorations will be purchased prior to next season.
2. **Annual Meeting:** The annual meeting will be held on February 10, 2009, at the Venice Gardens Community Center, with registration beginning at 5:30 P. M. and the meeting beginning at 6:30 P. M.
3. **Association Website:** Bill Meints read the year end report.
4. **Entrance Lights:** Steve Hafer reported that the lights are working and the halogen bulbs have been replaced with fluorescent ones.
5. **Meeting with Sarasota County Representative re: Venice East Blvd:** Nelson Ritner reported that the County is interested in replanting the Route 41 entrance of Venice Gardens as well as the median up past the Northern entrance to the Association. The County Representative will attend the annual meeting and give a presentation to the owners.
6. **Correspondence from Attorney:** Steve Hafer reported that a motion has been sent to the courts regarding Lot # 157 failure to comply with arbitration proceedings.

B. Treasurer's Report:

1. Financial Report: The Treasurer reviewed the November report, which is attached and made a part of these original minutes.
2. Status Report on Delinquencies: The Treasurer reviewed the Aging Report, has discussed the status of all delinquent properties with Management and will discuss the current status of these accounts with the Association's attorney on Thursday.
3. Current Assessments: MOTION was made by Bill Meints and seconded by Guy Cusumano to give all owners until February 15, 2009, to pay their annual maintenance fees, with Management sending a reminder letter to all owners who have not paid by February 1, 2009.

MOTION PASSED.

A flyer reminding owners to pay their maintenance fees will be included with the next newsletter. The Treasurer will investigate credit card payments through Superior Bank.

C. Manager's Report:

1. Covenant Violations: The up to date violation chart list was reviewed with the Board. The Board restated that owners have no more than 60 days to have their roofs cleaned before fines are put in place.

MOTION was made by Guy Cusumano and seconded by Beverly Weltzien to remove the fine on 809 Wood Sorrel.

MOTION PASSED.

2. Rentals:

- a. Status of Inquiries on Rentals: Management was instructed to send a letter to 838 Dahoon demanding a response within 15 days as to the possible rental of a portion of the unit. If no response is received within 30 days, a transient fine of \$50.00 per day will be assessed.
3. Sidewalk Repairs: Steve Hafer will divide the list of damaged sidewalk by owner, Association and County responsibility and provide that information to the Board at the February meeting.
4. Miscellaneous: None.

7. COMMITTEE REPORTS:

- A. Lakes and Wetlands Committee: Art Howell reviewed his report, which is attached and made a part of these original minutes. MOTION was made by Steve Hafer and seconded by Guy Cusumano to approve the proposal from Howell Concrete at a cost of \$19,500.00, to make the necessary repairs to the lake system that are needed for recertification.

MOTION PASSED.

- B. Architectural Review Committee: Beverly Weltzien reported that the Committee met yesterday and approved two submittals, has one pending waiting for applications from the County, and received one today.

- C. Disaster Preparedness Committee: Joe Beima reported that the County will conduct a simulated disaster drill on January 16, and that the Association's CERT team will be participating. Owners are encouraged to attend. The County CERT representative will attend the annual meeting along with the Association CERT team members.

8. DIRECTOR REPORTS

- A. Joe Beima: No Report.
- B. Guy Cusumano: No Report.
- C. Bill Meints: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the new owners of 507 Park Estates, 653 Silk Oak Drive and 866 Wood Sorrel, as members of the Association.

MOTION PASSED.

- D. Beverly Weltzien: No Report.

9. UNFINISHED BUSINESS.

- A. Nominating Committee: Guy Cusumano and Beverly Weltzien were the only two owners that submitted their names to run for the two vacant positions. Their names will be placed on the ballot for the annual meeting.
- B. Cell Tower: Steve Hafer reported that he is still waiting for pictures from Ridale LLC and will have a representative at the annual meeting at the entrance for questions and answers.

10. NEW BUSINESS.

- A. Dialogue Meetings: The meetings have been scheduled for April 2nd and October 22, 2009, at 7:00 P. M.
- B. Investigate Changing Calendar Year from Annual to Fiscal: Bill Meints will consult with the Association's attorney and bring up for discussion at the annual meeting.
- C. Bids for Lake and Wetland Repairs: Covered.
- D. Candidates Night: With only two candidates, no meeting is needed.
- E. Volunteer Luncheon: A Committee will be formed to organize the event.

Guy Cusumano was excused at 3:05 P. M.

- F. Others: Social: Judy Gollwitzer read the social report for the year, which will be included in the next newsletter, described the new features of the newsletter and discussing the 2009 owner's directory.

11. Resident's Comments.

- A. Requests for Items to be placed on the Agenda: Steve Hafer reminded owners that any requests for agenda items must be submitted in writing to the offices of Keys-Caldwell.

- 12. Adjournment: MOTION was made by Steve Hafer and seconded by Joe Beima that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:27 P. M. The next meeting will be the annual meeting on February 10, 2009, at 6:30 P. M., at the Venice Gardens Civic Association.

Respectfully submitted,

James S. Kraut
For the Secretary