

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, FEBRUARY 3, 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 1:08 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 Meeting of November 25, 2008: MOTION was made by Joe Beima and seconded by Beverly Weltzien to approve the minutes of the Budget Meeting of November 25, 2008, as presented.

MOTION PASSED.

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

Approval of the Minutes of the Board Meeting of November 25, 2008: MOTION was made by Joe Beima and seconded by Beverly Weltzien to approve the minutes of the Board Meeting of November 25, 2008, as presented.

MOTION PASSED.

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

Approval of the Minutes of the Board Meeting of January 6, 2009: MOTION was made by Bill Meints and seconded by Joe Beima to approve the minutes of the Board Meeting of January 6, 2009, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Comments from Homeowners: 1). The bridge railings are still broken 2). There is a palm tree lying in the driveway of 439 Lake of The Woods Drive. 3). Questions were raised about the nominating committee. 4). Question about minutes postings. 5). Credit cards could be used for maintenance fee payments. 6). There are rental violations. 7). Candidates night could and should have been held.

#### REPORTS OF OFFICERS

##### A. President's Report:

1. 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.
2. Association Website: Bill Meints reported that there were 753 visitors to the site last month.
3. Meeting with Sarasota County Representative re: Venice East Blvd: The County Representative will attend the annual meeting and give a presentation to the owners.

4. TGW Engineering Report: MOTION was made by Bill Meints and seconded by Joe Beima to share the engineering report with Park Estates.

MOTION PASSED.

5. Correspondence from Homeowners: Steve Hafer reported that the Board has received letters from owners concerning violations within the Association.
6. Correspondence from Attorney: Steve Hafer reported that there is a court case proceeding against Lot # 157 for failure to comply with arbitration proceedings.

B. Treasurer's Report:

1. Financial Report: The Treasurer reviewed the Year-End report, which is attached and made a part of these original minutes.
2. Status Report on Delinquencies: The Treasurer reviewed the Aging Report, and has stated that many owners have not paid the maintenance fees. Late fees will be added on all accounts not paid by February 15, 2009.
3. Credit Card Payments: MOTION was made by Joe Beima and seconded by Beverley Weltzien to appoint a committee of Warren Major and Bill Meints to investigate the possibility of setting up credit card payment service.

MOTION PASSED.

C. Manager's Report:

1. Covenant Violations: The up to date violation chart was reviewed with the Board.
2. Rentals:
  - a. Status of Inquiries on Rentals: Management has written at least two request letters to each of these four listed lots. The Board will inquire as to whether they have the authority to fine, to deny rentals or to have rental fees sent directly to the Association.

MOTION was made by Beverly Weltzien and seconded by Bill Meints to form a Rental Policy Committee. Mrs. Weltzien has agreed to find members for the committee.

MOTION PASSED.

3. Sidewalk Repairs: Steve Hafer reported that individual homeowners are responsible for sidewalk repairs within their property. The Board will provide Management with a list of owners that need to be notified to repair their sidewalks.
4. Miscellaneous: None.

7. COMMITTEE REPORTS:

- A. Lakes and Wetlands Committee: Art Bradley reported that the 13 cited deficiencies should be repaired this month. He warned the Board that

neighboring communities have had cold temperature related fish kills and although the Association has not had any incidents as of yet, more cold weather is on the way.

- B. Architectural Review Committee: Beverly Weltzien reported that the Committee met yesterday and approved three requests.
- C. Disaster Preparedness Committee: Joe Theil reported that the simulated disaster drill held on January 16, was a great success with about 150 people present including fire and police departments. The Committee is working on a County Grant and Beverly Weltzien volunteered to help writing it.

#### 8. DIRECTOR REPORTS

- A. Joe Beima: No Report.
- B. Guy Cusumano: No Report.
- C. Bill Meints: Mr. Meints reported that he has met with the Association's attorney regarding delinquent accounts. The attorney will be supplying an updated list of troubled properties.

MOTION was made by Bill Meints and seconded by Joe Beima to authorize the Association attorney to locate owners who have out dated or inaccurate addresses and charge the homeowners for the cost of this search with each search and charge being approved on an individual basis.

MOTION PASSED.

- D. Beverly Weltzien: No Report.

#### 9. UNFINISHED BUSINESS.

- A. Cell Tower: Steve Hafer reported that the representative Ridale LLC will bring information about the structure and location to the annual meeting.
- B. Changing Calendar Year from Annual to Fiscal: Bill Meints reported that the Association attorney stated that changing the calendar year would require a vote at a members meeting.
- C. Status of Lake and Wetland Repairs: Covered.

#### 10. NEW BUSINESS.

- A. Volunteer Luncheon: Beverly Weltzien and Joe Beima will work on the committee to organize and schedule the event. The Association attorney has approved of the Association sponsored event.
- B. Warning Tickets for Parking Violations: The Board will work on enforcement of current violations.
- C. Tree Removal: Bill Meints reported that many owners are removing trees from their lots without permission and that three mature trees are required to be planted on the lots in LOW and three mature trees are required to be planted in the front yard of LOJ.
- D. Roadway Maintenance: Steve Hafer reported that the Association has caught up on the street repaving and will now look at costs for resealing the roads on a street by street basis.
- E. Website: The Board instructed Bill Meints and Joe Beima to talk with Bob Valenziano about future website maintenance, enhancements and expenses.

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 Beverly Weltzien and seconded by Bill Meints that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:56 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