

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, APRIL 6, 2010  
1:30 P. M.**

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

The meeting was called to order by the President, Joe Beima at 1:37 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.

Guest Speaker: Officer Duane Hill of the Sarasota County Sheriff's Department discussed and answered questions concerning safety and crime prevention within Associations. Additional information can be obtained at the Sheriff Department's website at [www.sheriffsoffice.org](http://www.sheriffsoffice.org). This information will be put on the Association's website and in the Association's newsletter.

Approval of the Minutes of the Board Meeting of March 2, 2010: MOTION was made by Bill Meints and seconded by Matt Soldano to approve the minutes of the Board meeting of March 2, 2010, as presented.

MOTION PASSED.

Announcements: The President announced that the Board will be using a new format for conducting the meetings. He also announced that anonymous letters will not be accepted and that the Board will report on parking.

Rental Policy: Management was instructed to send a violation letter to both the owner and the tenant of rented units.

Midge Control: It was the consensus of the Board that Midge control should be done by the individual owners.

**REPORTS OF OFFICERS**

A. President's Report:

1. Correspondence from Attorney: A court date has been set for May 4, 2010, for Lot W137.

B. Treasurer – Bill Meints:

1. Financial Report – Bill Meints reviewed the February report and stated that the Association is running under budget.
2. Status Report on Delinquencies and Uncollectibles: J515. The Master Association file is first, but LOJ and GO II may also be in line for payment.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the moving forward on the three lien procedures for the associations listed above.

MOTION PASSED.

All delinquent fees previously owed by J & J Homes have been received. 80% of the 2010 delinquent Lots are the same as 2009.

3. Approval of Expenditures: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the expenditure of \$2,560.00 by The Emergency Preparedness Committee.

MOTION PASSED.

4. Status: Audit Report: Bill Meints reported that the financial review has been completed and showed no problems. Management will make copies for all Board Members.
- C. Secretary – Beverly Weltzien: No report.
- D. Director - Guy Cusumano: No report.
- E. Director - Matt Soldano: Deferred to Standing Committee Reports.

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 showing quantity per type of violation is attached to the last page for easy reference.
  2. Misc. Items: No report.

SUB-ASSOCIATIONS

- A. Park Estates: Update of Joint Attorney/Discussion of Roads: The Board is waiting for the scheduling of the joint discussion between PE and LOW regarding the roads issue, which is to be attended by both Associations attorneys.
- B. LOJ:
  - a. Grassy Oaks II: No report.
  - b. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review
  1. Monthly Status Report: Beverly Weltzien read the report which is attached and made a part of these original minutes.
- B. Lakes and Wetlands – Art Bradley: Mr. Bradley reported that Talapia are being removed from the lakes and Aquatic Systems is working on the invasive plants.
- C. Disaster Preparedness – Joe Theil: Mr. Theil reported that 777 volunteer hours have been recorded since the Grant was initiated. The Grant purchasing and paperwork needs to be completed by May 1, 2010. The last CPR class will be held this Thursday. A water safety program will be held at the LOJ pool on April 16, 2010, at 2:00 P. M. and if requested, a Lifeguard for Children program will be scheduled. The County will conduct a hurricane drill on May 10. The Hurricane Hunter aircraft will be at the Sarasota Airport, at the Dolphin Aviation hangar on April 30, from 10:00 A. M. to 2:00 P. M. A member of the Sheriff's Department will speak at the Board of Directors meeting on May 6, to discuss hurricane preparedness.

MOTION was made by Beverly Weltzien and seconded by Matt Soldano to allow the Committee

to choose the vendor to pour the pads for the generators, at a cost not to exceed \$600.00.

MOTION PASSED.

- D. Landscaping – Liz Sharp: The Committee held their first meeting looking at both entrances, monument wall deterioration, painting and lighting issues as well as other areas. Three bids will be obtained for the replacement of plantings at the entrances. The County planted three palm trees at the South entrance to replace the four that were removed, stating that the area is too small for four.
- E. Newsletter – Judie Gollwitzer: Articles are due by April 23, and the newsletter should be ready for distribution by the first weekend in May.
- F. Security Patrol - Bill Johnson: Mr. Johnson will work with Lisa Kirk and provide monthly crime statistics to the Board of Directors.
- G. Webmaster – Bill Meints: Bill Meints reviewed the Webmaster Report, which is attached and made a part of these original minutes.

SPECIAL COMMITTEES REPORTS:

- A. Lecture Series - Judie Gollwitzer: She is looking for suggestions for topics of interest. Chef Michele will do a demonstration on April 24, and the Safe Children Coalition for Foster Children Program is scheduled for May 29. There will be three one hour sessions in the Fall dealing with stress, memory, brain health and positive thinking, and hopefully some computer training courses as well.
- B. Directory – Judie Gollwitzer: The Directory is a living document that is constantly changing. Submit all changes to Judie for updating.
- C. Social: Joanne Falvo: Judie Gollwitzer read the report that included the scheduled picnic at the Manasota Beach Pavilion, from 1:00 P. M. to 5:00 P. M.
- D. Volunteer Luncheon – Judie Gollwitzer and Marie Beima volunteered to help with the luncheon.

UNFINISHED BUSINESS:

- A. Venice East Blvd. Plantings and Swale – Nelson Ritner: Trees with supports have been installed, grasses and plants have been planted in the medians along the road side. The County representative wants to turn over portions of the project to the Association. There will be a meeting with the County and Board of Directors to discuss environmental swales and mowing practices.

NEW BUSINESS:

- A. Venice East Street Lighting: Beverley Johannes requested that the Association help with a petition to have lights installed along certain sections of Venice East Blvd and owners were encouraged to contact Ryan Montague, from the County at 861-0927.
- B. Painting Mailboxes: The mailboxes are individually owned. The place to purchase numbers and the correct paint color will be included in the newsletter. The mailboxes at the gazebo belong to the US Postal Service and will be cleaned on an annual basis.
- C. Homeowners Comments about New Business Agenda Items.
- D. Board Action on New Business Agenda Items.

- E. Homeowner Comments on Urgent Business not included in the Agenda – 3 minute limit to express viewpoint: Questions were presented concerning attorney bills, Board of Director bills, meeting procedures, enforcement letters, homeowners responsibilities for foreclosures, parking issues. An owner feels that they are not getting representation for new plantings, painting of benches around the lakes, repositioning of benches around the lake. A resident suggested that the Board meetings start with the Pledge of Allegiance.
- F. Board Action on Urgent Business not included in Agenda: The Board suggested that owners submit articles to the newsletter.
- G. Action List: It was the consensus of the Board to adopt the suggestion presented by Matt Soldano to prepare an Action List based upon items voted on and/or discussed at the Board meetings.

The meeting was adjourned by the President at 4:17 P. M. The next Board Meeting will be held on May 4, 2010, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary