

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, APRIL 7, 2009  
1:00 P. M.**

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

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.

Approval of the Minutes of the Board Meeting of March 3, 2009: Deferred with corrections to the May meeting.

Resignations and Appointments: None.

Comments from Homeowners: 1). Who pays for the volunteer luncheon 2). The volunteer luncheon was not advertised clearly. 3). What action is being taken on Lot # 50? 4). A Committee should be established to get information to the owners. 5). A letter to Shannon Staub was presented regarding resurfacing of the roads. 6). Dedication of the roads was discussed.

**REPORTS OF OFFICERS**

**A. President's Report:**

1. Assignment of Director's Responsibilities: Joe Beima read his list of Directors responsibilities, which will be posted on the website.
2. Correspondence Lot # 50: The impact to the preservation area behind three properties was discussed. The Board will work with Park Estates to resolve ownership and responsibility to restore the area in question.
3. Pressure Cleaning Gazebo: MOTION was made by Steve Hafer and seconded by Bill Meints to approve the pressure washing of the gazebo at a cost not to exceed \$500.00.

**MOTION PASSED.**

Management was instructed to pay \$50.00 to the owner next to the gazebo for use of water.

4. Park Estates Inquiry: The President of Park Estates and the Lake of the Woods Board discussed the proper procedures for foreclosures in Park Estates. One option was for Park Estates to bring their foreclosure papers to the Management office to be submitted to Attorney Ullrich, with the understanding that all bills associated with the process will be paid by Park Estates Board.
5. Correspondence from Homeowners: None.
6. Correspondence from Attorney: Deferred to the Treasurer's Report.

## B. Treasurer's Report:

1. Financial Reports for February 28, 2009: Bill Meints reported that there is a positive balance of \$4,773.00 through the end of the month and that the finances are in good shape. The report was placed on file for audit.
2. Audit for 2008: Bill Meints distributed copies of the 2008 audit to all Board members and stated that the debts owed must be collected. Five of the 2008 delinquent accounts have already been recovered in 2009.
3. Status Report on Delinquencies: Bill Meints reported that there are 20 accounts in collection and reviewed that list as provided by the attorney.
4. Lot # J140 request to speak before the Board: Management will verify mailing address for the owner and communicate that information to the Treasurer. No action will be taken on the past due amount until the May meeting.
5. Petsch: The Filing Fee has been paid to the Clerk of Court: Bill Meints reported that the filing fee has been paid and the court case will be scheduled.

## C. Manager's Report:

1. Report on Covenant Violations: The up to date violation chart was reviewed with the Board.
2. Status of Inquiries on Rentals: Management has written at least two application request letters to each of these three listed lots. The only response came from Lot # J304, who maintains that the occupants are friends and not renters. The Rental Committee will address this issue and report at the next Board meeting. . A committee will be formed to look at possible fines for rental noncompliance.
3. Status of Correspondence regarding sidewalk repairs: Management will check on status of this report and subsequent repairs.
4. Miscellaneous: None.

## 7. COMMITTEE REPORTS:

- A. Lakes and Wetlands Committee: No report.
- B. Architectural Review Committee: Bill Meints reported that there were 12 applications submitted. One owner requested permission to install bird spikes on the roof of the home. It was reported that there are mailboxes within the Association that have bird spikes on top of them. The question was raised as to whether the spikes should be allowed by the Association or if the Association is in a bird sanctuary and can permit the spikes to be installed.
- C. Disaster Preparedness Committee: No report.

## 8. DIRECTOR REPORTS

## A. Steve Hafer:

1. Painting of the Well Pump House: The pump house has been painted.
2. Irrigation Timer Replacement: MOTION was made by Steve Hafer and seconded by Bill Meints to approve the installation of a surge protector on the well pump at a cost not to exceed \$200.00.

MOTION PASSED.

3. Lights at North Entrance: Bracken Electric has looked at the problem and will be submitting an estimate for the repairs.
4. Tree Service: MOTION was made by Steve Hafer and seconded by Bill Meints to approve the proposal from Total Tree Service to trim Association trees as attached, at a cost of \$ 1,500.00 per day with an estimated cost not to exceed \$4,500.00.

MOTION PASSED.

5. Roadway Bids: Covered under New Business.
  6. Backflow Inspections: Steve Hafer reported that although the County is charging owners for the annual backflow inspection monthly, the County is not doing the work.
- B. Guy Cusumano: No report.
- C. Bill Meints:
1. Association 's Website: Bill Meints read the report which is attached and made a part of these original minutes.
  2. Park Estates Inquiry: Covered.
  3. Inquiry-Publishing Meeting Minutes: Bill Meints referred to Roberts Rules of Order which recommended that nothing should be published and made available to an outside source before they are approved and signed by the Board or Management.
  4. Credit Card Report: Bill Meints reported that he is still waiting for the bank to provide the requested information and he will report back at the next meeting.
- D. Beverly Weltzien:
1. Volunteer Luncheon: Bill Meints reported that the cut off day to RSVP for the luncheon is tomorrow and that approximately 80 people have signed up.
  2. Rental Committee Report: No report.

#### 9. UNFINISHED BUSINESS.

- A. Fence Repairs: The fence at the gazebo has been repaired at a cost under \$100.00.

#### 10. NEW BUSINESS.

- A. Irrigation Well Pump Bids: MOTION was made by Steve Hafer and seconded by Bill Meints to accept the proposal from Southern Drilling to install a new variable speed well pump with surge protector using pvc pipe at a cost not to exceed \$3,000.00

MOTION PASSED.

- B. Roadway Maintenance Bids: Steve Hafer reviewed the one bid and stated that two more bids are forthcoming, which will include the parking area at the mailboxes.

The flowers have been planted at the Grassy Oaks entry signs so that they all match. Many compliments have been received by the Board. Judy Gollwitzer reported that she is organizing a group tour of the 911 facility in Sarasota and that there will be a Kentucky Derby Cocktail Party and encouraged owners to sign up for each. She also stated that the directory is a very large job but that she has advertisers to defray costs and is still working on the content.

11. Resident's Comments.
  - A. Requests for Items to be placed on the Agenda: The condition and placement of J & J Homes signage. A new attorney for the Association.
12. Adjournment: MOTION was made by Steve Hafer and seconded by Joe Biema that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:13 P. M. The next Board Meeting will be held on May 5, 2009, at 1:00 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary