

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, MAY 6, 2008  
1:00 P. M.**

Present: Steve Hafer, President, Joe Beima, Vice President, Bill Meints, Treasurer, Guy Cusumano, Secretary, Greg Fahey, 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.

Reading of the Minutes of the Board Meeting of April 1, 2008: MOTION was made by Bill Meints and seconded by Greg Fahey to approve the minutes of the Board meeting of April 1, 2008, as corrected in these original minutes

MOTION PASSED.

MOTION was made by Joe Beima and seconded by Guy Cusumano to approve the minutes of the informational meeting with Aquatic Systems of April 15, 2008, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Comments from Homeowners: Richard Towne asked who will give the final approval for the midge remedy. Barbara Hackett wanted to know when the next community yard sale would be held and requested that the Park Estates documents be scanned onto the website. Warren Major wanted to know when the quarterly dialogue meeting would be held at night. Denise Sudia asked questions about the 2007 Audit. Joanne Falvo stated that the 2008 Holiday dinner and dance will be held off site and requested a donation from the Board. Marly Loebig expressed interest in being on the Committee for a Better Community.

#### REPORTS OF OFFICERS

A. President's Report:

1. Report on Landscaping and Approval for Summer Activities: The President reviewed the list of proposed Summer projects and the costs for each.

MOTION was made by Guy Cusumano and seconded by Greg Fahey to approve the proposal from Golden Leaf for repairs to the irrigation system at a cost of \$475.00, as presented.

MOTION PASSED.

MOTION was made by Greg Fahey and seconded by Bill Meints to approve the proposal from Golden Leaf to replace the flowers at the North and South entrances, at a cost of \$514.00, as presented.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the proposal from Golden Leaf for plant removal and replacement at the entrance to Grassy Oaks at a cost of \$485.50, as presented.

MOTION PASSED.

MOTION was made by Guy Cusumano and seconded by Bill Meints to approve the proposal from R & R Tree Service to trim trees for three days at \$1,400.00 per day for a total of \$4,200.00, as presented.

MOTION PASSED.

2. Status Report on May Apple and Thistle Lake Roadway Project: MOTION was made by Bill Meints and seconded by Guy Cusumano to table the subject until after the Board is contacted by the Association's attorney, who is reviewing all bids at this time.

MOTION PASSED.

3. Association Website Report: The Board is looking for experienced web volunteers.
4. Status on Gazebo Spring Cleaning: Steve Hafer reported that the gazebo will be pressure washed in early June.
5. Correspondence from Attorney: MOTION was made by Bill Meints and seconded by Guy Cusumano that a letter be sent to the Owner of Lot #J358, regarding contacting vendors without Board authority.

MOTION PASSED.

(For: Beima, Cusumano, Hafer, Meints. Against: Fahey).

Greg Fahey questioned the Board about authorized contacts and the rights of Directors.

6. Duties and responsibilities of Directors: MOTION was made by Steve Hafer and seconded by Guy Cusumano that all owners and Board Members follow the normal chain of command and contact the Committee Chair, Director responsible for the area, or the President when requesting documents or information from a certain committee or activity.

MOTION PASSED.

(For: Cusumano, Hafer, Meints. Against: Beima, Fahey).

Greg Fahey stated that the Board is interfering with his fiduciary duty to obtain information.

MOTION was made by Greg Fahey and seconded by Joe Beima that this issue be turned over to the Association's attorney to determine the legality of the previous motion, with the agreement that the previous motion stays in force unless the Attorney requires a change.

MOTION PASSED.

Note: Attorney's email to President Hafer related to the above motion dated May 5, 2008, is on file at the Management office.

Steve Hafer reported that the information that was requested by the House of Representatives of the State of Florida has been sent again.

B. Treasurer's Report:

1. Financial Report: Bill Meints reviewed the March report and the Aging Report, which shows that there are 13 Lot owners being turned over to the Attorney for collection. This does not include Lots in foreclosure or bankruptcy.
2. 2007 Audit: Bill Meints reviewed the revised audit, which was distributed to the Board. Management will send a letter of thanks and a copy of the revised audit to the owner that found an error in the report. A revised copy will be made available to all owners at the clubhouse and Management office.
3. Status of Delinquencies: Covered.
4. Motion to Transfer 2007 Fund Balance to Roadway Maintenance: MOTION was made by Bill Meints and seconded by Guy Cusumano to transfer \$29,451.60 from General Operating to the Road Maintenance Reserve, as of December 31, 2007.

MOTION PASSED.

5. Investment of Funds: MOTION was made by Bill Meints and seconded by Guy Cusumano to give authority to the Treasurer to purchase CD's of \$50,000.00 from Reserves and \$25,000.00 from Operating at the bank and rate he feels is best.

MOTION PASSED.

C. Manager's Report:

1. Covenant Violations: Management distributed the most recent violation chart and a chart of all units involved with bank or legal issues.
  - a. Lot J107: MOTION was made by Bill Meints and seconded by Greg Fahey to approve the proposal to replace destroyed lake plantings at a cost of \$725.00, and bill the owner.

MOTION PASSED.

- b. Report: Covered.
2. Miscellaneous: None.

7. COMMITTEE REPORTS:

- A. Lakes and Wetlands Committee: Art Bradley reported that Brazilian Pepper trees were removed from #2 wetlands area as a part of routine maintenance and that he is checking on an owner's complaint about algae buildup. Golden Algae seems to be spreading and is, as of now, not treatable and may cause a fish kill. Steve Hafer reviewed data concerning the midge issue and the costs and consequences of various treatments. He has added three people to his Committee: John Barr, Liz and Bob Sharp. He is preparing for the lake certifications, which are due in November and requested that bids for the

recertification be placed on the June agenda.

MOTION was made by Bill Meints and seconded by Guy Cusumano that there be a five minute recess.

MOTION PASSED.

The meeting was temporarily adjourned at 2:55 P. M.

The meeting was reopened at 3:01 P. M.

- B. Architectural Review Committee: Guy Cusumano reported that nine requests have been received and that eight of those have been approved with one pending. He requested that an article be included in the newsletter reminding owners to obtain any State or County clearance before submitting requests to the Committee.
- C. Emergency Preparedness Committee: Liz Sharpe reported that there are Zone Leaders for about ½ the community and requested that owners fill out the forms being dropped off by those Zone Leaders. If you do not receive a form, you do not have a Zone Leader and are asked to volunteer.
- D. Committee for a Better Community: Barbara Hackett reported for Jeri Cushman and reviewed her report.

#### 8. DIRECTOR REPORTS

- A. Joe Beima: No Report.
- B. Guy Cusumano:
  - 1. Newsletter: Judie Gollwitzer reviewed the Summer schedule, which is attached and made a part of these original minutes.

MOTION was made by Steve Hafer and seconded by Guy Cusumano to remove the Security Report from the website but to continue to include it in the website.

MOTION PASSED.

- C. Bill Meints:
  - 1. Document Review-Financials for 2005, 2006, Budgets for 2004 and 2006: MOTION was made by Bill Meints and seconded by Guy Cusumano to accept the complete files presented as part of the official records for the Association.  
MOTION PASSED.
  - 2. Additional Benches Around Lake: MOTION was made by Bill Meints and seconded by Joe Beima to accept donations from owners and to provide for the remainder of the money to purchase and install three benches along Lake of the Woods Drive.  
MOTION PASSED.

- D. Greg Fahey: No Report.

#### 9. UNFINISHED BUSINESS.

- A. Update on Verizon FIOS Installation: Steve Hafer reported that some areas are installed and others are not and he is waiting for the Verizon Legal Department to send a contract for signature.
- B. Update on Inspection and Copying of Association Records: Bill Meints reported that the suggestions made by the Association's attorney have been inserted, the rules are in affect and are on the Association website.

10. New Business.

- A. Approval of Motorcycle, Lot #J475: MOTION was made by Bill Meints and seconded by Joe Beima to approve the request for the motorcycle at Lot # J475, as presented.

MOTION PASSED.

MOTION was made by Guy Cusumano and seconded by Bill Meints to approve the request for a motorcycle from Lot # J366.

MOTION PASSED.

(For: Beima, Cusumano, Fahey, Meints. Abstention: Hafer, for conflict of interest).

- B. Responsibilities of Members: Covered.

11. Resident's Comments.

- A. Requests for Items to be placed on the Agenda: None.

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

MOTION PASSED.

The meeting was adjourned at 4:10 P. M. The next meeting of the Board will be June 3, 2008 at 1:00 P. M. at the clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary