

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, JUNE 2, 2009
1:00 P. M.**

Present:, Joe Beima, President, Steve Hafer, 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 1:05 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 April 7, 2009: MOTION was made by Bill Meints and seconded by Steve Hafer to approve the minutes of the Board Meeting of April 7, 2009, as presented.

MOTION PASSED.

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

Approval of the Minutes of May 5, 2009: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of the Meeting of May 5, 2009, as presented.

MOTION PASSED.

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

Resignations and Appointments: None.

Comments from Homeowners: 1). What is the status of the proposed cell tower?

REPORTS OF OFFICERS

A. President's Report:

1. Property Surveys Bordering Preserves: the rear boundaries of Lots 48, 49 and 50 LOW need to be identified as the County has sent a letter to three homeowners regarding encroachment on portions of the preserve areas.

MOTION was made by Bill Meints and seconded by Steve Hafer to hire a surveyor to survey the back boundaries of Lots 48, 49 and 50 as well as the 90* angle coming into Park Estates at a cost of \$200.00 per lot, with the cost to be paid by LOW.

MOTION PASSED.

Management will send letters Lot 55 LOJ for trees and curbing possibly encroaching on common ground and Lot 57 LOJ for edging possibly encroaching on common ground.

2. Park Estates/LOW Joint Meeting: The meeting has been delayed until after the surveys are complete. Meeting has been tentatively scheduled for June 17, 2009, at 4:00 P. M.

3. Sidewalk Repair Status: Management will send certified mail notification to all owners of identified sidewalk defects providing 30 days to respond and 60 days to repair.
 4. Correspondence from Attorney: Steve Hafer reported that there are two open cases: there will be a hearing on June 18, 2009, for Lot 137 LOW and the lawsuit between LOW and a Southwood owner will be scheduled.
- B. Vice President – Steve Hafer
1. Landscaping: Trees approved in May have been trimmed. The area around the mail station has been trimmed back four feet and the area around the pool also to prevent clogging of the pool filters. There is still trimming to be done around Lot J53.
 2. Roads: MOTION was made by Steve Hafer and seconded by Guy Cusumano to accept the proposal from Asphalt Protection Services to repave the parking lots at a cost not to exceed \$20,361.03.

MOTION PASSED.

- C. Treasurer – Bill Meints
1. Financial Report – April, 2009: Bill Meints reviewed the April financial report.
 2. Status Report
 - a. Delinquencies: Bill Meints reported that there are still 38 units that have not paid their 2009 maintenance fees. One delinquent unit has been sold. Two years of maintenance fees and a \$1,000.00 fine was paid at closing.
 - b. Uncollectible: No report has been received from the attorney.
 3. Discussion of Partial Payment Plan: A plan was discussed for those accounts already turned over to the attorney that claim they have a hardship situation..
 4. Approval of Expenditures: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the matching grant expense of \$8,443.00 from the County for emergency equipment for the Disaster Preparedness grant.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the proposal from Howell Concrete of \$300.00 to install riprap behind J103 Pine Lily Way.

MOTION PASSED.

5. New Owners: MOTION was made by Bill Meints and seconded by Steve Hafer to approve Lots 439 and 599 as new Association members.

MOTION PASSED.

6. Association Website Report: Bill Meints read his report, which is attached and made a part of these original minutes.

D. Secretary – Beverly Weltzien

1. Committee Reporting Forms: Beverly Weltzien reported that the forms were approved last month and are being used for all committee reports, which will be attached and made a part of these original minutes.

E. Director – Guy Cusumano: No Report.

Keys-Caldwell Management Company Report:

A Property Manager - -Jim Kraut

1. Covenant Violations: The up to date violation chart was reviewed
 - a. Flags: Covered under New Business.
 - b. Parking: Boats, RV's and vehicle Repairs: Covered under Specific Lot Violations.
 - c. Specific Lot Violations: Management was instructed to send letters to 1). 542 Silk Oak Drive for having five vehicles, including a police car, with vehicles parked in the street and on the grass. 2). 756 Fringed Orchid for a vehicle displaying a commercial sign. 3). 703 Thistle Lake Drive for the camper that was supposedly approved by a previous Board; they are to be instructed to come to the next meeting with a copy of the written permission or face possible fines. 4). 648 Lakescene for putting hurricane shutters up early. 5). Lot 54 Button Bush for putting up hurricane shutters early.
2. Car Sticker Status: The stickers are available at the management office.
3. Misc. Items: A discussion was held about implementing the use of parking violation stickers for all unidentified cars parked within the Association.

STANDING COMMITTEE REPORTS:

A. Architectural Review – Joe Wojtak

1. Applications:
 - a. Revised Forms:
 - b. Submissions: Beverly Weltzien reported that 21 applications were submitted; 16 were approved and five are pending.
2. Approval of Bird-Be-Gone Strips: MOTION was made by Beverly Weltzien and seconded by Bill Meints to permit the installation of Bird-Be-Gone strips on lanai cages.

MOTION PASSED.

3. Discussion of Alternative Roof Material: Beverly Weltzien and Guy Cusumano stated that metal roofs that look like shingles and tile are being used in other Associations and should be investigated.
4. Discussion of Florida Friendly Landscaping for HOAs: Ann Marie Post from The County Extension office suggested alternative plants that are more draught tolerant.
5. Approval of Alternate Members During Summer Months: MOTION was made by Beverly Weltzien and seconded by Bill Meints to appoint Wayne Layton to the Architectural Committee for the Summer.

MOTION PASSED.

- B. Lakes and Wetlands - Art Bradley: No report.
- C. Disaster Preparedness – Joe Theil.
 - 1. Grant Status: Unit owners have signed up for 450 hours of volunteer time, which can be used as labor costs to be applied to the County Grant.
- D. Newsletter – Judy Gollwitzer: The next newsletter will be published before the July 4th weekend; all submissions are due by June 22nd.
- E. Directory – Judy Gollwitzer: She has given the draft to Beverly Weltzien for review and is still waiting for the last three checks from the advertisers. She will give them 48 hours to pay or will give their spaces to other interested parties. The Board approved the production of 1,000 copies at a cost of \$1,899.00.
- F. Security Patrol – Bill Johnson: No Report.
- G. Volunteer Event – Beverly Weltzien: Of the 250 people invited, there were 96 in attendance at this years event. Her report is attached and made a part of these original minutes.

MOTION was made by Beverly Weltzien and seconded by Steve Hafer to approve \$1,600.00 for next year's volunteer luncheon, with the clubhouse reserved for all day April 17 and 18.

MOTION PASSED.

SPECIAL COMMITTEE REPORTS

- A. Social – Judy Gollwitzer: 1). A pool party is planned for this Summer; please bring your grill. 2). A golf outing is planned for September. 3). There will be a wine tasting party in October. 4). The Holiday Party will be held on December 17, at the Venice Yacht Club.
- B. Venice Blvd. Improvement Program – Nelson Ritner: Joe Beima reported that he has received an e-mail from Mr. Ritner stating the project will begin in July.
- C. Rental – Beverly Weltzien: She reported that the committee reviewed the current form on May13, and will provide a new packet to the rental companies, which will include the State "Tip Line" number. The next meeting of the committee will be held on June 9, at 7:00 P. M. at the clubhouse.

MOTION was made by Beverly Weltzien and seconded by Steve Hafer to use the Sate of Florida "Tip Line" to enforce compliance.

MOTION PASSED.

UNFINISHED BUSINESS: None.

NEW BUSINESS.

- A. Flag Display: MOTION was made by Bill Meints and seconded by Beverly Weltzien to submit the new flag display guidelines to the Association's attorney for review.

MOTION PASSED.

- B. Flag Donation: The Board will send a "Thank You" letter to ??? for the donation of a flag.
- C. Requests for Items to be placed on the Agenda for next regular meeting.

Adjournment: The meeting was adjourned by the President at 3:15 P. M. The next Board Meeting will be held on July 7, 2009, at 1:00 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary