

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, JULY 7, 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 June 2, 2009: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of the Board Meeting of June 2, 2009, as presented.

MOTION PASSED.

Approval of the Minutes of the Joint Meeting of June 7, 2009: MOTION was made by Bill Meints and seconded by Guy Cusumano to table the minutes of the Joint Meeting of June 7, 2009, until the Master Board consults with the Park Estates Board.

MOTION PASSED.

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

Resignations and Appointments: None.

Comments from Homeowners: 1). Donald Shiavo requested that metal products or improved alternative products be considered as a possible roof replacement.

#### REPORTS OF OFFICERS

A. President's Report:

1. Correspondence from Attorney: Steve Hafer reported that there was a hearing on June 18, 2009, for Lot 137 LOW and the lawsuit has been filed. A trial date has yet to be set.

B. Vice President – Steve Hafer

1. Status of Tree Trimming: The tree trimming has been completed.
2. South Entrance Lighting/trees: Four trees have been killed by a lightning strike and need to be replaced at an estimated cost of \$3,800.00. The electric has already been repaired. The total estimated cost for damage is \$6,000.00.
3. Road surfacing: The work is scheduled to begin in early August and homeowners will be notified in advance.

MOTION was made by Beverly Weltzien and seconded by Bill Meints to accept the proposal from Advanced Asphalt for the repair on Laurel Cherry Lane at a cost of \$2,000.00.

MOTION PASSED.

- C. Treasurer – Bill Meints: Bill Meints introduced Janet Romano and Debbie Stockinger from Florida Shores Bank, who presented programs offered by their bank for the Association and owners.
1. Financial Report – May, 2009: Bill Meints reported that the May financials will be ready tomorrow.
  2. Status Report
    - a. Delinquencies: Bill Meints reported that no report has been received from the Association's attorney. Lot J140 has not responded with the requested information regarding maintenance fee payments so the Association will proceed with collecting the attorney fees.
    - b. Uncollectible: Bill Meints reported that J & J Homes has been served foreclosure papers by their financing bank. J & J Homes has 20 days to file their answer. There are 9 lots in the Association that are affected. It was reported that the cost of filing liens has increased.
  3. Discussion of Partial Payment Plan: The Board Members will review the proposal presented by Bill Meints and vote on a plan at the August meeting.
  4. Approval of Expenditures: MOTION was made by Beverly Weltzien and seconded by Guy Cusumano to approve 197.00 additional cost for the purchase of the AED's and generators.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the three year Directors and Officers liability insurance package at a cost of \$2,262.00.

MOTION PASSED.

5. Approve new bank selection: Bill Meints reported that the use of credit cards to pay maintenance fees would cause problems with delinquent payments and should therefore be removed from consideration as a method of payment.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve Florida Shores Bank as the primary depository for the Association's funds and for Sable Palms Bank to be the secondary bank for investments. The authorized signers will be the President, Vice President, Treasurer, Jim Kraut and Jackie Wood.

MOTION PASSED.

6. Approval of DPP Equipment: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the purchase of the four generators at a cost of \$3,802.70, and the two AED's at a cost of \$ 2,597.00.

MOTION PASSED.

## D. Secretary – Beverly Weltzien

1. Committee Reporting Forms: Covered later in the Agenda.

## E. Director – Guy Cusumano: No Report.

## Keys-Caldwell Management Company Report:

## A Property Manager - -Jim Kraut

1. Status of 30 Day Letters for Sidewalk Repairs: Management reported that the letters have been sent to all owners on the list provided and that several have called or written with questions. Steve Hafer is the contact person who will respond to and investigate all questions or complaints. No work can proceed without an approved Architectural Modification Form.
2. Covenant Violations: The up to date violation chart and response or request letters from owners were reviewed.
  - a. Flags: The Board will review the draft submitted by Bill Meints and will vote on adopting a policy at the August meeting.
  - b. Parking: Boats, RV's and vehicle Repairs: Covered.
  - c. Specific Lot Violations: Management reviewed information regarding 756 Fringed Orchid and a vehicle displaying a commercial sign and 703 Thistle Lake Drive for the camper that was supposedly approved by a previous Board.
3. Misc. Items: Covered.

## SUB-ASSOCIATIONS

## A. Park Estates

1. Lot Infringements-joint letters: No report.
2. Review of documents for accepting transfer of budget items: No report.
3. Appoint Committee for Road Study: No action taken.

## B. LOJ: No report.

## C. Grassy Oaks II: No report.

## D. Grassy Oaks III: No report.

## STANDING COMMITTEE REPORTS:

## A. Architectural Review – Joe Wojtak

## 1. Applications:

## a. Revised Forms:

- b. Submissions: Beverly Weltzien reported that the results of the July 6, 2009, meeting are posted on the clubhouse bulletin board. 21 applications were submitted; 16 were approved and five are pending.

The meeting was temporarily adjourned at 2:55 P. M. The meeting was reconvened at 3:03 P. M.

2. Alternative roof material: The Board will create a draft to be discussed at the August meeting.
3. Florida Friendly Landscaping: The Board and Arch Committee will approve guidelines for plantings.

## MOTION PASSED.

## B. Lakes and Wetlands - Art Bradley: Mr. Bradley reported that the lakes were

- full and there are no drains blocked. Trash that was washed into the lake has been removed. It was suggested that a letter be sent to the Plantation Golf and Country Club requesting that they refrain from discharging glass clippings into the lake adjoining their property. Report attached.
- C. Disaster Preparedness – Joe Theil. There were two CPR classes in June and there are two more scheduled for July. The class will then be suspended until October.
  - D. Newsletter – Judy Gollwitzer: The newsletter has been completed.
  - E. Directory – Judy Gollwitzer: The directory has been completed and combined with the newsletter for distribution to the owners. Two more checks from advertisers were given to the Treasurer for deposit have been received. . 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: The report is attached and made a part of these original minutes. There were no incidents reported.
  - G. Association Web-site - Bill Meints: Mr. Meints reviewed the report which is attached and made a part of these original minutes.

#### SPECIAL COMMITTEE REPORTS

- A. Social – Judy Gollwitzer: 1). The 4<sup>th</sup> annual golf outing is being 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. 5). Speakers are being sought for presentations at the clubhouse.
- B. Venice Blvd. Improvement Program – Nelson Ritner: An e-mail update was submitted by Mr. Ritner.
- C. Rental – Beverly Weltzien: Ms. Weltzien reported that the committee has written new rules and a new application which comply with Fair Housing Laws and will be submitted to the Association's attorney for review.

#### UNFINISHED BUSINESS:

- A Meeting with Association Attorney: Members of the Board will met with the Association's attorney to discuss 1) a change in the fiscal year. 2). Insurance coverage for damaged trees. 3). Park Estates roads. 4). Collections. 5). Roofing Materials. 6). Rentals. 7). Flag display policy. 8). Partial Payment Plan.

#### NEW BUSINESS.

- A. Requests for Items to be placed on the Agenda for next regular meeting.

Adjournment: MOTION was made by Steve Hafer and seconded by Beverly Weltzien that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned by the President at 3:17 P. M. The next Board Meeting will be held on August 4, 2009, at 1:00 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary