

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, SEPTEMBER 15, 2009
1:00 P. M.**

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

The meeting was called to order by the Vice President, Steve Hafer at 1:07 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 August 4, 2009: MOTION was made by Bill Meints and seconded by Guy Cusumano to table the approval of the minutes of August 4, 2009, until the October meeting.

MOTION PASSED.

Resignations and Appointments: None.

Comments from Homeowners: 1). The "No Fishing:" sign at the mailbox area has been broken off and has still not been replaced. 2). Can the Board establish a "Lost and Found" on the website or in the newsletter? 3). There is a public bulletin board at the mail center for outside advertisers and public comments. 4). It was suggested that wooden flagpoles and an expanded hanging area be added to the flag display regulations.

REPORTS OF OFFICERS

A. President's Report:

1. Correspondence from Attorney: None.
2. Road Surfacing: Steve Hafer reported that roads in Florida are floating roads which means that cracks will reoccur after repaving. That is why the Board has chosen to reseal more often than repave.
3. Response to Resident Comments: Covered.

B. Vice President – Steve Hafer

1. South Entrance Lighting/trees: Deferred.
2. Community Meeting Report: Nelson Ritner reported that the County has agreed to replace the three palm trees at the South Entrance at the same time as they begin the replanting project. The project is scheduled to begin on October 4th.

MOTION was made by Beverly Weltzien and seconded by Bill Meints to request that the three trees to be replaced at the South entrance be Royal Palms to match those existing.

MOTION PASSED.

MOTION was made by Guy Cusumano and seconded by Beverly Weltzien to offer the clubhouse to the County to use as the meeting facility for all entities involved in the Venice East Blvd. project. The Board will have signs made and displayed in the common areas to advertise

the event.

MOTION PASSED.

C. Treasurer – Bill Meints:

1. Financial Report – Bill Meints reviewed the July and August financials.
2. Status Report
 - a. Delinquencies: Bill Meints reviewed the most recent aging report.

MOTION was made by Beverly Weltzien and seconded by Guy Cusumano to continue with lien proceedings against Lot # 515.

MOTION PASSED.

- b. Uncollectible: Covered.

The Treasurer reported that one owner who has advertised in the newsletter has still not paid the advertising fee. The Treasurer will draft a letter to be sent to the owner giving him until September 30, 2009, to pay or a letter will be sent to the Better Business Bureau and place an article reporting the non - payment in the newsletter. Management will report on the status of the 14 owners who were to cancel their ACH accounts with Colonial Bank.

3. Approval of Expenditures: The budget process will begin in October. There will be a dialogue on October 22, at 7:00 P. M. to discuss the budget with owners.
4. Appointment of Auditor: MOTION was made by Bill Meints and seconded by Guy Cusumano to retain the firm of James Richardson, CPA to perform the Association audit at the same price as last year.

MOTION PASSED.

D. Secretary – Beverly Weltzien:

1. Committee Results:
 - a. Rental Form Approval: The Rental form is being reviewed by the Association's attorney.
 - b. Rental Approval: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the rental of Lot # 481, with the proviso that the application meets the Association's criteria.

MOTION PASSED.

- E. Director – Guy Cusumano: There are Florida Friendly classes in October at the Venice Library and Twin Lakes part for any that wish to attend.

Keys-Caldwell Management Company Report:

A Property Manager - -Jim Kraut

1. Status of Sidewalk Repairs: Management gave a letter to Steve Hafer from an owner that has made the necessary repairs.
2. Covenant Violations: The up to date violation chart and response or request letters from owners were reviewed.

a. Specific Lot Violations: Lot # J236 and Lot #'s 55 and 57 will be sent a 14 day notice and fine letter.

There is a hearing scheduled for Lot # 137 on October 15, 2009, for summary judgment concerning the roof cleaning case. If not discussed, there will be a non jury trial on November 5th.

3. Misc. Items: Lots # 48, 49, and 50 are no longer maintaining the areas in the Preserve. Lot # 50 is requesting a joint meeting with the Park Estates and Lake of the Woods Boards. Lot # 317 has very high weeds. 854 Wood Sorrel has a Philodendron hanging over the sidewalk.

SUB-ASSOCIATIONS

- A. Park Estates: A joint meeting with Lake of the Woods will be held on September 24, at 7:00 P. M.
- B. LOJ: No report.
- C. Grassy Oaks II: Letter submitted for maintenance.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review – Joe Wojtak
 - 1. Applications: There were four new applications submitted, three were approved and one is waiting for a permit.
 - a. Revised Forms: The new forms will be resent to the Attorney for review.
 - b. Submissions: Beverly Weltzien reported that the results of the September, 2009, meeting will be posted on the clubhouse bulletin board.
- B. Lakes and Wetlands - Art Bradley: Mr. Bradley reported that after inspection, no drains to the lakes appear to be blocked. The outfalls to the Alligator Creek Basin will be examined next. Multiple sprayings for Cattails have been scheduled. If anyone encounters a distressed animal, it is recommended that they call the Venice Wildlife Society.
- C. Disaster Preparedness – Joe Theil. The forth emergency generator has been reordered. There are two CPR and AED classes scheduled for October and November. The monthly lecture for September was on wildfires; there is no lecture scheduled for October.
- D. Newsletter – Judy Gollwitzer: The newsletter is at the printer now and should be ready by tomorrow. Ms. Gollwitzer requested help with the November/December newsletter.
- E. Directory – Judy Gollwitzer: The last newsletter contained directory corrections and new owners.
- F. Social Director – Joanne Falvo: Judy Gollwitzer reported that there will be a classic car event for residence at the clubhouse on November 13, the fourth annual golf tournament and barbecue will be held on November 6, and the community garage sale will be held on November 7, with a rain date of November 8. There will also be a bus trip to the Seminole Casino on November 12. The Holiday Party will be on December 17, at a cost of \$38.00 per person.

- G. Security Patrol – Bill Johnson: The August report is attached and made a part of these original minutes.

- H. Association Web-site - Bill Meints: Mr. Meints reviewed the report which is attached and made a part of these original minutes. Bob Valensano will be updating the codes for the website. The Board will look at the site to see if they have any suggested changes.

SPECIAL COMMITTEE REPORTS: None.

UNFINISHED BUSINESS:

- A. Split bill with Southwood: There is a \$350.00 past due bill that needs to be paid. The next spraying is scheduled for November.
- B. Flag Display Policy: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the flag display policy as amended.

MOTION PASSED.

NEW BUSINESS.

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

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

MOTION PASSED.

The meeting was adjourned at 2:40 P. M. The next Board Meeting will be held on October 6, 2009, at 1:00 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary