

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, OCTOBER 5, 2010
1:30 P. M.**

Present: Joe Beima, President, Matt Soldano, 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 1:41 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 September 7, 2010: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the minutes of the Board meeting of September 7, 2010, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

A. President's Report: None.

1. Announcements and Correspondence: None.
2. Approval of Park Estates Road Maintenance: MOTION was made by Matt Soldano and seconded by Beverly Weltzien that the Lake of the Woods Homeowners Association, Inc. approves the road maintenance agreement with Park Estates, as presented. A signed copy of the Agreement is attached and made a part of these original minutes.

MOTION PASSED.

3. Election Preparation: The President stated that the Board and Management should begin work on the preparation for the 2011 Annual Meeting now, including looking for an alternative site to hold the meeting that has more parking.

B. Vice President's Report:

1. Wall/Sign Estimates: MOTION was made by Matt Soldano and seconded by Beverly Weltzien to approve the proposal from Treadway, as presented with the total cost not to exceed \$24,000.00. This project will be funded from reserves that were collected for this purpose.

MOTION PASSED.

MOTION was made by Beverly Weltzien and seconded by Matt Soldano to approve painting the common area walls with the color: Sherwin Williams SW 6157 - Favorite Tan and for the caps color: Sherwin Williams SW 6160 – Best Bronze.

MOTION PASSED.

Management will have the irrigation to these areas turned off while the work is being done. Some areas will be redone prior to new landscaping being installed.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to use all previous years' unallocated interest to offset the balance due for the wall/sign renovation project.

MOTION PASSED.

C. Treasurer – Bill Meints:

1. Financial Report – Bill Meints reviewed the August report; the Association is in good shape with a projected surplus of \$ 14,035.00 at month end.
2. Delinquencies and Uncollectibles: One additional lot has been foreclosed upon and one foreclosed lot has been sold.
3. Lot # 137 Court Case: No new information has been received from the Associations attorney.

D. Secretary – Beverly Weltzien:

1. Volunteer Luncheon: Beverly Weltzien read Judie Gollwitzer report, which is attached and made a part of these original minutes.

E. Director - Guy Cusumano:

1. Fining Committee Meeting: Guy Cusumano reported that the Fining Committee will meet on October 14, 2010, at 10:00 A. M. in the clubhouse to review the information provided regarding Lot # J198 and Lot # J484 and prepare a recommended action for the next Board meeting.

Keys-Caldwell Management Company Report:

A Property Manager - Jim Kraut

1. Covenant Violations: The violation chart was reviewed and updates were highlighted.
2. Status of Association Rules for Record Inspection: The approved copy has been presented to the Secretary for review and will be published on the website for owner information.
3. Misc. Items: Management stated that response in writing from owners is encouraged, whether they are negative or positive comments.

SUB-ASSOCIATIONS

A. Park Estates: Mark Schiefer reported that the one of the two foreclosed properties is up for sale and the other is scheduled for auction.

B. LOJ: No report.

a. Grassy Oaks II: No report.

b. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

A. Architectural Review

1. Monthly Status Report: Tom Davis read his report, which is attached and made a part of these original minutes.

- B. Lakes and Wetlands – Art Bradley: MOTION was made by Bill Meints and seconded by Matt Soldano that Management send a letter to the owner of Lot # 74, stating that it is the Board’s opinion that he has installed plant material in the common area behind his lot and request that he remove any plantings that have been placed in the common area. The letter will also include an invitation to the owner to attend the next Board of Directors meeting, with a copy of his lot survey if there is a difference of opinion as to where his property line ends and the common area begins.

MOTION PASSED.

MOTION was made by Guy Cusumano and seconded by Bill Meints to accept the bid from Howell Concrete to perform the emergency repair to the drain pipe and lawn behind Lots # 218 & 219, at a cost not to exceed \$6,000.00.

MOTION PASSED.

- C. Disaster Preparedness – Joe Thiel: Liz Sharp reported that the next DDP meeting is scheduled is scheduled for Thursday, October 7, 2010.
- D. Newsletter & Directory– Judie Gollwitzer: Beverly Weltzien read Mrs. Gollwitzer’s report, which is attached and made a part of these original minutes. The President will contact the Association’s attorney to discuss whether the new directory should contain telephone numbers for Lot owners.
- E. Security Patrol - Bill Johnson: No report.
- F. Webmaster – Bill Meints: Reviewed the report, which is attached and made a part of these original minutes.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: Mrs. Sharp reported that she has sent e-mails to Golden Leaf regarding Fall plantings and the condition of the plants at the clubhouse. She has not received a response to either message. She is requested that while preparing the budget for 2011, Artistree, Hazeltine, Mainscapes, Blue Heron and Golden Leaf be contacted to bid on the common area maintenance for both Associations.
- B. Lecture Series - Judie Gollwitzer: Beverly Weltzien read Mrs. Gollwitzer’s report, which is attached and made a part of these original minutes.
- B. Social: Joanne Falvo: Mrs. Falvo reported that the community garage sale is scheduled for Saturday, November 13, 2010, from 8;00 A M. to 4:00 P. M., with a rain date of Sunday, November 14, 2010, at the same time. The Holiday Dinner Dance is scheduled for December 16, 2010 and she has 46 reservations to date. There has not been a good response to a winter cruise at this point. The Board and Mrs. Falvo discussed the possibility of holding a party to welcome back the winter residents. It was suggested to use one of the Friday Night mixers as the venue.
- C. Parliamentarian - Vince Surillo: No report.

UNFINISHED BUSINESS:

- A. Review Action Item List: The Board reviewed the current list.

NEW BUSINESS:

- A. Homeowner Comments on Urgent Business not included in the Agenda – 3 minute limit to express viewpoint: 1). Photographs were presented concerning the condition of the property at Lot # L314. The Board has already included this property on the lawn mowing schedule and reviewed actions that have already been taken in regard to having the property maintained.
- B. Modify Action Item List: Add: 1) ~~0~~. Nominating Committee. 2). Ask the attorney about the directory.

The Board will meet on October 8, 2010, at 2:00 P. M., at the offices of Keys-Caldwell, to begin work on the preliminary 2011 budget.

MOTION was made by Matt Soldano and seconded by Beverly Weltzien that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned by the Vice President at 3:40 P. M. The next Board Meeting is scheduled for November 2, 2010, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary