

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, NOVEMBER 3, 2009  
1:00 P. M.**

Present: Joe Beima, President, Bill Meints, Treasurer, Beverly Weltzien, Secretary, Guy Cusumano and Matt Soldano, Directors, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Joe Beima 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 September 15, 2009: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of September 15, 2009, as presented.

MOTION PASSED.

(Beima, Cusumano, Meints, Soldano. Abstention: Weltzien).

Approval of the Minutes of the Board Meeting of October 13, 2009: MOTION was made by Guy Cusumano and seconded by Matt Soldano to approve the minutes of October 13, 2009, as presented.

MOTION PASSED.

Comments from Homeowners: Bill Hickman announced that there would be a car show at the clubhouse on November 13.

#### REPORTS OF OFFICERS

A. President's Report:

1. Correspondence from Attorney: None. There was a discussion at the meeting with Park Estates to combine the road responsibility under one fund.
2. Landscaping: Liz Sharp, Joan McMahon and Pat Weber are all members of the new Landscape Committee.
3. Cleaning Common Area Sidewalks: The Board is looking at bids to clean the common area sidewalks.

B. Treasurer – Bill Meints:

1. Financial Report – Bill Meints stated that the financial report for October is not yet available.
2. Status Report on Delinquencies and Uncollectables:
  - a. Lot GO18: The Board will meet with the owner after this meeting is over.
  - b. Lot W119: The Board will meet with the owner after this meeting is over.
3. Approval of Expenditures: MOTION was made by Bill Meints and seconded by Beverley Weltzien to approve the proposal for \$7,202.00 from Golden Leaf for installation of mulch in the 2010 budget year.

MOTION PASSED.

MOTION was made by Beverley Weltzien and seconded by Bill Meints to approve the proposal of \$1,876.00, from Golden Leaf for new flowers to be effective in the 2010 budget year.

MOTION PASSED.

4. 2010 Budget:

- a. Hearing Date: MOTION was made by Bill Meints and seconded by Guy Cusumano to add \$5.00 to the proposed budget and have the Board meet to approve the 2010 operating and reserve budgets on Saturday, November 21, 2009, at 1:00 P. M.

MOTION was made by Bill Meints and seconded by Beverley Weltzien to assess the owners of Lot's # 48, 49 and 50, \$200.00 each, for the cost of surveying the property line behind their homes.

MOTION PASSED.

The switch over of the bank accounts will be completed shortly. All AFT 's have been cancelled.

MOTION was made by Bill Meints and seconded by Guy Cusumano to deny and return the rental application from the owner of 548 Laurel Cherry Lane Because it was filled out improperly.

MOTION PASSED.

Management will send a letter to the owner requesting the immediate removal of the unauthorized motorcycle.

C. Secretary – Beverly Weltzien:

1. Violation Form Access: The form will be provided to Bob Valenziano so that owners may access it on the website.
2. Status of Rental Application: Still being reviewed by the Association's attorney.

D. Director – Guy Cusumano: He reported that according to the 2009 Statutes, the Association now has 10 full business days to respond to written requests for records.

E. Matt Soldano: No Report.

Keys-Caldwell Management Company Report:

A Property Manager - -Jim Kraut

1. Covenant Violations: The up to date violation chart and response for request letters from owners were reviewed.
  - a. Specific Lot Violations: Covered.
2. Misc. Items: Joe Biema reported that the Board has renewed the policing agreement with the Sheriff's Department and that cars must be parked on the proper side of the road ( same as traffic flow).

SUB-ASSOCIATIONS

- A. Park Estates: Covered.
- B. LOJ: No report.

- C. Grassy Oaks II: Stains on entry walls and irrigation have been resolved.
- D. Grassy Oaks III: No report.

**STANDING COMMITTEE REPORTS:**

- A. Architectural Review – Joe Wojtak
  - 1. Monthly Status Report: The report is attached and made a part of these original minutes. Six were submitted and five were approved. One is pending based on obtaining proper permitting. The ARC Board historically reviews and approves applications for invisible pet fencing.
- B. Lakes and Wetlands – Art Bradley reported that the April 20, 2009, inspection by the County revealed that an owner had removed a 6' in diameter Wax Myrtle without a permit. On November 16, 2009, the boundary will be delineated and the owner will have to replace the tree with one of similar size. Failure to replace will constitute a fine; any costs incurred by the Association will be assessed to the owner in question.
- C. Disaster Preparedness – Joe Theil presented the Board with a list of requested items from the Committee. The first item, eight straps for the backboard will be purchased this year. There is a meeting every month where speakers talk to the owners. Tonight, firefighters will be here to demonstrate the proper use of the backboard.
- D. Newsletter – Barbara Hockett: Judy Gollwitzer reported that it is ready to go to print.
- E. Directory – Judy Gollwitzer reported that people are looking for their Block Captains to get their directory. It was the consensus of the Committee and the Board to remove advertisers from the directory and pay the expense of production through the Association.
- F. Social Director – Joanne Falvo: Judy Gollwitzer reported that the bus trip to the Seminole Casino does not have much interest but is still a go. The holiday dance is looking good. 46 have signed up for dinner and 30 for golf. There will be a classic car show on November 13, 2009, from 3:30 P. M. to 7:00 P. M. at the clubhouse.
- G. Security Patrol – Bill Johnson: No report.
- H. Association Web-site - Bill Meints: Mr. Meints reviewed the report, which is attached and made a part of these original minutes.

**SPECIAL COMMITTEE REPORTS:** None.

**UNFINISHED BUSINESS:**

- A. Condition of Bike Path: Management will obtain estimates to repair the bike path.

**NEW BUSINESS:**

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

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

**MOTION PASSED.**

The meeting was adjourned at 2:31 P. M. The next Board Meeting will be held on

December 1, 2009, at 1:00 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary

Special Session: Meeting convened at 2:45 P. M. Present: Joe Beima, President, Bill Meints, Treasurer, Beverly Weltzien, Secretary, Guy Cusumano and Matt Soldano, Directors, Jim Kraut for Management and owners Mrs. Kanwisher and Mr. Zavada.

The owners reviewed their particular situations regarding nonpayment of maintenance fees and requested that the Board fully or partially waive their attorney charges for past due maintenance fees. The Board requested that the two owners leave so that a discussion with just the Board and Management could be held.

MOTION was made by Bill Meints and seconded by Guy Cusumano that the Attorney's fees not be waived.

MOTION PASSED.

Both owners were invited back into the room and were informed of the Boards decision.

The meeting was adjourned by the President at 3:09 P. M.

Respectfully submitted,

James S. Kraut  
For the Secretary