

**NOTICE**  
**BOARD OF DIRECTORS**  
**LAKE OF THE WOODS HOMEOWNERS ASSOCIATION, INC.**  
**TUESDAY, FEBRUARY 3, 2015**  
**AT THE CLUBHOUSE**  
**575 Lake of the Woods Drive, Venice FL 34293**  
**1:30 P.M.**

**AGENDA**

1. CALL TO ORDER - QUORUM ESTABLISHED
2. APPROVAL OF MINUTES - BOD MEETING -6 JAN 2015
3. DIRECTOR REPORTS:
  - A. PRESIDENT - CALLAHAN  
ANNUAL MEETING PREPARATION / PROTOCOL
  - B. VICE PRESIDENT GRIECO
  
  - C. TREASURER WASHCHUK
  
  - D. SECRETARY GAINES
    1. COMMUNICATION REPORT / ISSUES
  
  - E. DIRECTOR HOCKETT
4. KEYS-CALDWELL MGMT CO - REPORTS
  - A. COVENANT VIOLATIONS
  - B. MISC ITEMS
5. SUB ASSOCIATION REPORTS
  - A. PARK ESTATES
  - B. LAKES OF JACARANDA
  - C. GRASSY OAKS II
  - D. GRASSY OAKS III
6. STANDING COMMITTEE REPORTS
  - A. ARCHITECTURAL REVIEW - TOM DAVIS
  - B. LAKES AND WETLANDS - ART BRADLEY
  - C. DISASTER PREPAREDNESS (DPP)
7. SPECIAL COMMITTEES REPORTS
  - A. LANDSCAPE COMMITTEE - LIZ SHARP
  - B. LECTURE SERIES - JUDIE GOLLWITZER
  - C. SOCIAL UPDATE
8. OLD BUSINESS
  - A. CELL TOWER UPDATE
  - B. CONTRACTOR REVIEW
9. New Business
  - A. BOD Correspondence.
  - B. Residents Comments.
10. Adjournment

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, FEBRUARY 3, 2015  
1:30 P. M.**

Present: Troy Grieco, Vice President, Gene Washchuk, Treasurer, Thomas Gaines, Secretary, Barbara Hockett, Director Jim Kraut for Management and owners in the audience. Absent: Bruce Callahan, President.

The meeting was called to order by the Vice President, Troy Grieco, at 1:30 P. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting 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 last Board meeting: MOTION was made by Gene Washchuk and seconded by Tom Gaines to approve the minutes of the Board meeting of January 6, 2015, as presented.

MOTION PASSED.

**DIRECTOR REPORTS**

- A. President - Bruce Callahan.
  - 1. Annual Meeting Preparation/Protocol: The annual meeting will be held on February 10, at the Venice Gardens Community Center, at 6:30 P. M. The Association's attorney will be in attendance. Volunteers will be asked to be onsite at 5:00 P. M.
  
- B. Vice President – Troy Grieco: No report.
  
- C. Treasurer- Gene Washchuk.
  - 1. Financials: The year-end financial report has been sent to the Association's CPA.
  - 2. Delinquencies: The current Aging report was reviewed and there were 60 lots that have not yet paid the 2015 maintenance fees.
  
- D. Secretary – Tom Gaines:
  - 1. Communication Report/Issues: His group is still working on the e-mail communication system and information has been added to the annual meeting packet. Better communication with owners will include use of the website, newsletter and e-mail distribution list. There are still issues with accessing the website that need to be addressed. Group e-mail can be used to remind owners to pay their maintenance fees.
  
- E. Director – Barbara Hockett: The volunteer luncheon has been scheduled for Sunday, March 22. The Committee has been formed to organize the event. Owners were reminded to RSVP as soon as possible. The Board will choose the volunteer of the year.

MOTION was made by Troy Grieco and seconded by Gene Washchuk that Tom Gaines and Barbara Hockett select the volunteer of the year on behalf of the Board.

MOTION PASSED.

- F. Keys-Caldwell Management Company Report:  
Property Manager - Jim Kraut
  - 1. Covenant Violations: 1). Management reported that 79 letters were sent to owners mostly concerning dirty roofs/sidewalks and weeds.

2. Compliance Report and recommendations: MOTION was made by Gene Washchuk and seconded by Barbara Hockett to refer Lots # J035, J095, J198, J285, J 538, W 109, and W 119, to the Compliance Committee.

MOTION PASSED.

MOTION was made by Gene Washchuk and seconded Barbara Hockett to refer Lot # J220, to the Compliance Committee for review.

MOTION PASSED.

Owners referred to the Compliance Committee will receive a Certified Letter including the date, time and place of the hearing of their reported violation.

Liz Sharpe read the January 15, 2015, report from the Compliance Committee, which is attached and made a part of these original minutes. Owners are encouraged to respond to violation letters in writing. Owners who cure violations between the 3<sup>rd</sup> notice and the hearing are costing the Association money in mailing costs and wasting time of the Compliance Committee members. The Compliance Committee meetings are held on the 3<sup>rd</sup> Friday of the month, when required.

3. Misc Items: Management will contact the County about the letter received from Harrington Lakes Condominium Association.

#### SUB-ASSOCIATIONS

- A. Park Estates: No report.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

#### STANDING COMMITTEE REPORTS:

- A. Architectural Review: Tom Gaines reported that five ARC requests were reviewed and all were approved.
- B. Lakes and Wetlands – Art Bradley reported that the lakes are in good shape but the possible weather change may create conditions for a fish kill.
- C. Disaster Preparedness – Liz Sharpe: Scott Montgomery of the Sarasota County EOC will be conducting a CPR refresher class on February 18, at the clubhouse.

#### SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: A meeting needs to be scheduled with Liz Sharpe, Troy Grieco, Art Bradley and the new Artistree representative for the Association, Jeff Tamayo, to review Artistree's responsibilities. The North Entrance has been replanted and some dead plants have been replaced under warranty in various areas, including the Grassy Oaks walls.
- B. Lecture Series - Judie Gollwitzer: No lectures are planned as of now. Please remove from the agenda.
- C. Social Update – Judie Gollwitzer: No report.

#### UNFINISHED BUSINESS:

- A. Cell Tower Update: Of the owners in attendance at this meeting, the majority appear to not be in favor of the cell tower.
- B. Contractor Reviews: Troy Grieco reported that the Committee is looking at a variety of service contracts. The next meeting has been scheduled.

NEW BUSINESS:

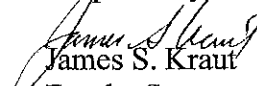
- A. Board Correspondence: None.
- B. Resident Comments: 1). The garage sale is scheduled for Saturday, March 14 with a rain date of Sunday, March 15. There will be another garage sale scheduled for the fall. 2). A petition is being distributed throughout the Association and 127 Lots have signed in opposition to the proposed cell tower. 3). People are looking for more support from the Board to get information out to owners about opposing the cell tower. 4). Owners need to be reminded that there are restrictions on irrigating your property. 5). The spotlight at the gazebo mailbox needs to be adjusted because it is putting too much light in an owners lanai.

MOTION was made by Barbara Hockett and seconded by Tom Gaines that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:46 P. M. The next meeting will be the annual meeting on February 10, 2015, at 6:30 P. M. at the Venice Gardens Community Center. The next meeting of the Board of Directors will be held on March 3, 2015, at the Lakes of Jacaranda clubhouse.

Respectfully submitted,

  
James S. Kraut  
For the Secretary

Lake of the Woods Homeowners Association, Inc.

A/R Aging Summary

As of February 3, 2015

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
LOG007	0.00	25.00	200.00	0.00	0.00	225.00
LOG026	0.00	25.00	200.00	0.00	0.00	225.00
LOJ030	0.00	25.00	507.00	0.00	0.00	532.00
LOJ031	0.00	25.00	507.00	0.00	0.00	532.00
LOJ035	0.00	25.00	507.00	0.00	0.00	532.00
LOJ047	0.00	25.00	307.00	0.00	0.00	332.00
LOJ059	0.00	25.00	507.00	0.00	0.00	532.00
LOJ060	0.00	25.00	507.00	0.00	0.00	532.00
LOJ061	0.00	25.00	507.00	0.00	0.00	532.00
LOJ069	0.00	25.00	507.00	0.00	0.00	532.00
LOJ072	0.00	25.00	507.00	0.00	0.00	532.00
LOJ088	0.00	25.00	507.00	0.00	0.00	532.00
LOJ089	0.00	0.00	-507.00	0.00	0.00	-507.00
LOJ092	0.00	25.00	507.00	0.00	0.00	532.00
LOJ095	318.00	0.00	507.00	1,000.00	865.00	2,690.00
LOJ103	0.00	25.00	507.00	0.00	0.00	532.00
LOJ108	0.00	25.00	507.00	0.00	0.00	532.00
LOJ173	0.00	0.00	507.00	1,283.50	1,473.33	3,263.83
LOJ174	0.00	25.00	507.00	0.00	0.00	532.00
LOJ198	0.00	0.00	0.00	0.00	1,000.00	1,000.00
LOJ201	0.00	1,807.10	507.00	0.00	1,470.76	3,784.86
LOJ237	0.00	25.00	507.00	0.00	0.00	532.00
LOJ260	0.00	250.25	0.00	0.00	0.00	250.25
LOJ301	0.00	25.00	507.00	0.00	0.00	532.00
LOJ308	0.00	-25.00	0.00	0.00	0.00	-25.00
LOJ335	0.00	25.00	507.00	0.00	0.00	532.00
LOJ437	0.00	25.00	507.00	0.00	0.00	532.00
LOJ444	0.00	25.00	507.00	0.00	0.00	532.00
LOJ461	0.00	25.00	507.00	0.00	0.00	532.00
LOJ481	0.00	25.00	507.00	0.00	0.00	532.00
LOJ482	0.00	25.00	507.00	0.00	0.00	532.00
LOJ503	0.00	25.00	507.00	0.00	0.00	532.00
LOJ527	0.00	-25.00	0.00	0.00	0.00	-25.00
LOJ554	0.00	25.00	507.00	0.00	0.00	532.00
LOJ559	0.00	25.00	507.00	0.00	0.00	532.00
LOJ560	0.00	25.00	507.00	0.00	0.00	532.00
LOJ570	0.00	0.00	-35.00	0.00	0.00	-35.00
LOJ577	0.00	392.00	0.00	0.00	0.00	392.00
LOJ811	0.00	25.00	507.00	0.00	0.00	532.00
LOP018	0.00	0.00	-33.00	0.00	0.00	-33.00
LOP042	0.00	25.00	307.00	0.00	106.00	438.00
LOP055	0.00	-128.50	307.00	0.00	0.00	178.50

Lake of the Woods Homeowners Association, Inc.

A/R Aging Summary

As of February 3, 2015

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
LOP069	0.00	25.00	307.00	0.00	0.00	332.00
LOW011	0.00	-307.00	307.00	0.00	1,000.00	1,000.00
LOW022	0.00	25.00	307.00	0.00	0.00	332.00
LOW033	0.00	25.00	307.00	0.00	0.00	332.00
LOW049	0.00	0.00	583.76	216.87	1,096.30	1,896.93
LOW061	0.00	25.00	307.00	0.00	0.00	332.00
LOW063	0.00	25.00	307.00	0.00	0.00	332.00
LOW069	0.00	25.00	307.00	0.00	0.00	332.00
LOW075	0.00	25.00	307.00	0.00	0.00	332.00
LOW086	0.00	0.00	0.00	1,000.00	0.00	1,000.00
LOW089	0.00	25.00	307.00	0.00	0.00	332.00
LOW103	0.00	25.00	307.00	0.00	0.00	332.00
LOW118	0.00	25.00	307.00	0.00	0.00	332.00
LOW130	0.00	25.00	307.00	0.00	0.00	332.00
LOW145	0.00	25.00	307.00	0.00	0.00	332.00
LOW161	0.00	25.00	307.00	0.00	0.00	332.00
<b>TOTAL</b>	<b>318.00</b>	<b>3,038.85</b>	<b>20,330.76</b>	<b>3,500.37</b>	<b>7,011.39</b>	<b>34,199.37</b>

Foreclosure

Fine

Past Due