

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, OCTOBER 6, 2015  
1:30 P. M.**

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

The meeting was called to order by the President, Bruce Callahan, at 1:33 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 Tom Gaines and seconded by Barbara Hockett to approve the minutes of the Board meeting of September 1, 2015, as presented.

MOTION PASSED.

**DIRECTOR REPORTS**

a. President - Bruce Callahan.

1. LOWofJ BOD Nominations: The President reported that there will be three vacancies in 2016 and volunteers are needed to run for the Board.

MOTION was made by Bruce Callahan and seconded by Barbara Hockett to approve the mailing of the proposed amendment to Article VII, as presented and attached, to all owners for voting at an owner's meeting prior to the 2016 annual meeting.

MOTION PASSED.

2. 2015 Roads Program Bids: Asphalt Restoration Technology Systems, Inc., will begin the resealing of Wood Sorrel, Dahoon and Coral Bean, on November 9. Tom Gaines, Bill Meints and Bruce Callahan will hand deliver notices to all affected houses at least two weeks before the project begins.
3. Hurricane Shutters: The proposed hurricane shutter rules and regulations will be mailed to all owners with the November budget notice, candidacy form and authorization form.
4. Misc.: a). The proposed Aquatic Systems rate increase will be included in the proposed 2016 Budget. b). Parking Decals: It was the consensus of the Board that parking decals will no longer be required or recorded and that any remaining parking tickets will be distributed to any owners that want them at the annual meeting. c). Management was instructed to send a letter to a company soliciting in the Association reminding them that solicitation is not permitted.

B. Vice President-Barbara Hockett.

1. Landscape Report: The Vice President reported that 1). Some of the promised annuals and warranty replacement plants have still not been installed. MRT and Gulf Breeze have been contacted to provide bids for plantings at the monuments. Liz Sharpe will meet with MRT tomorrow at noon. 2). The two problem bee hives were located inside of trees so the bees could not be moved and had to be destroyed.

- C. Treasurer- Gene Washchuk.
  - 1. Financial Report: The August financials were provided to the Board.
  - 2. Delinquencies: The current Aging report was reviewed and is attached and made a part of these original minutes.
  - 3. 2016 Budget: The budget workshop will be held on October 29, at 1:00 P.M., at the offices of Keys-Caldwell.
  
- D. Secretary – Tom Gaines:
  - 1. Communication Process: a). The new authorization form will be sent to all owners with the reminder that “If you have already submitted this form, please disregard”. b). Garage Sale: The garage sale will be held on Saturday, October 10 with a rain date of Sunday, October 11. This information will be provided in the newsletter and on the website. c). Information on the Holiday Dinner Dance will be included in the next e-mail blast.
  
- E. Director – Judie Gollwitzer: Covered.
  
- F. Keys-Caldwell Management Company Report:  
Property Manager - Jim Kraut
  - 1. Covenant Violations: 1). Management reported that there were 71 lots that were sent letters last month and there are no lots recommended to be sent to the Compliance Committee for review. The September drivethru focused on dirty roofs, sidewalks and driveways. Lot # J109 has been abandoned and is not being maintained. Management will verify ownership and send notices to the appropriate party.
  - 3. Misc Items: Covered.

#### 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: Bruce Callahan reported that 10 applications were submitted for painting and all were approved. One application for a pool was denied because the house has not been built yet.

MOTION was made by Bruce Callahan and seconded by Tom Gaines to approve the following addition to the ARC form: “Painted and/or sealed areas belonging to or lying within a private road right-of-way must be treated with a non-slip/skid agent upon application and maintained throughout the life of that and all subsequent applications. The ARC Committee and the Board of Directors recommend that all portions of painted and/or sealed driveways and walkways be treated and maintained with a non-slip/skid agent.

#### MOTION PASSED.

- B. Lakes and Wetlands – Art Bradley: Report attached. Bruce Callahan reported that the Cara has been treated with copper sulfate to control growth but reminded owners that Cara is a beneficial, if unsightly, algae.
- C. Disaster Preparedness – Liz Sharp: The charges for the offsite storage will be allocated to LOW only.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharpe: Covered.
- B. Social Update – Judie Gollwitzer: Covered.

UNFINISHED BUSINESS:

- A. Cell Tower: The next cell tower meeting will be held on Thursday, October 19, at 6:30 P. M. at the Robert Anderson Building.

NEW BUSINESS:

- A. Board Correspondence: None.
- B. Resident Comments: 1). There will be a Venice House Tour in the Association on February 12. Any participants are required to fill out an ARC application prior to the event and follow all established rules and regulations.

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

MOTION PASSED.

The meeting was adjourned at 2:49 P. M. The next meeting of the Board of Directors will be held on November 3, 2015, at the Lakes of Jacaranda clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary