

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

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

The meeting was called to order by the President, Bruce Callahan, 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 Barbara Hockett and seconded by Gene Washchuk to approve the minutes of the Board meeting of December 2, 2014, as presented.

MOTION PASSED.

DIRECTOR REPORTS

A. President - Bruce Callahan.

1. Annual Meeting Preparation: MOTION was made by Troy Grieco and seconded by Barbara Hockett to accept the nomination of Gene Washchuk to the ballot for the Board of Directors for the 2015 Annual Meeting.

MOTION PASSED.

MOTION was made by Troy Grieco and seconded by Barbara Hockett to accept the nomination of Tom Gaines to the ballot for the Board of Directors for the 2015 Annual Meeting.

MOTION PASSED.

B. Vice President – Troy Grieco: Artistree is doing a good job; there is nothing specific to report.

C. Treasurer- Gene Washchuk.

1. Financials: Management reviewed the November financial report and stated that the Association is in good shape and that there were no large or unexpected expenses in December. Money was spent from the Road reserves for resealing and no allocation was made for the Irrigation and Mitigation Reserves for 2014 because the replacement cost had been fully funded.
2. Delinquencies: The current Aging report was reviewed and is attached and made a part of these original minutes.
3. Rentals/Sales: None.

D. Secretary – Tom Gaines:

1. Newsletter: No report.
2. Website Report: Gene Washchuk suggested that due to the unexpected illness to Bob Valenziano that control of the website be expanded to more than one person. The Board will look for volunteers throughout the community. It was also suggested that management work with Mr. Valenziano to provide backup information and capability. It was also suggested by Mr. Washchuk that the current website be updated.

- E. Director – Barbara Hockett: The volunteer luncheon has been scheduled for Sunday, March 22. The caterer has been contacted.

MOTION was made by Troy Grieco and seconded by Barbara Hockett that a sum not to exceed \$2,000 be allocated to the 2015 Volunteer Luncheon.

MOTION PASSED.

F. Keys-Caldwell Management Company Report:

Property Manager - Jim Kraut

1. Covenant Violations: 1). Management reported that 110 letters were sent to owners mostly concerning dirty roofs/sidewalks and weeds. Management has agreed to provide new owners with current violation letters when completing estoppels requests. Non conforming rental signs will be removed after sending one violation letter to the owner of the property and informing the rental company that they have one week to replace their sign with the approved sign. If not replaced in the one week time period, it will be removed by the Management company.
2. Misc. Items: MOTION was made by Barbara Hockett and seconded by Gene Washchuk to approve the recommendation of the Compliance Committee and assess a fine of \$250.50 for Lot # J260 and \$1,000 for Lot # J201, a presented.

MOTION PASSED.

Request from the owner of Lot W086 to waive the \$1,000 fine a, as previously approved. The Board discussed the issue amongst themselves, and then later with the owner and determined that the fine will stand, as previously approved.

MOTION was made by Troy Grieco and seconded Barbara Hockett to refer Lots # J095, J198 and J223, to the Compliance Committee for review.

MOTION PASSED.

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 an owner requested approval for a fire pit. The County Commissioners will be addressing the open flame ordinance at their February 10, meeting, so the owner agreed to wait for the ARC decision until after the results of that meeting are made public.
- B. Lakes and Wetlands – Art Bradley: No report.
- 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.
- D. Security Patrol - Bill Johnson: No report.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: The plan for replanting the North entrance has been approved at a cost of \$900. Dead plants at the Grassy Oaks signs will be replaced under warranty. Artistree will be asked for an estimate to cut the area recently cleared of Australian Pines, by the gazebo.

- B. Lecture Series - Judie Gollwitzer: No lectures are planned as of now.
- C. Social Update – Judie Gollwitzer: The spread sheet for expenses from the Holiday Dance has been updated and re-submitted to Management. All but one owner has been reimbursed for expenses. The Committee came in under the approved budget of \$1,200. The Chili Cook off has been cancelled due to lack of interest.

UNFINISHED BUSINESS:

- A. Cell Tower Update: Information has recently appeared in the local paper.
- B. Contractor Reviews: Troy Grieco reported that he had one meeting with Tom Gaines and Dave Smith and plans to have a follow up meeting in the next month.

NEW BUSINESS:

- A. Association Correspondence: 1). Management was requested to provide the Board with estimates to replace the benches around the lakes and the tennis court.
- B. Owner's Comments: None.

MOTION was made by Troy Grieco and seconded by Gene Washchuk that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:50 P. M. The next meeting of the Board of Directors will be held on February 3, 2015, at 1:30 P. M. at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary