

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, OCTOBER 7, 2014
1:30 P. M.**

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

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 were 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 Troy Grieco and seconded by Tom Gaines to approve the minutes of the Board meeting of September 2, 2014, as presented.

MOTION PASSED.

DIRECTOR REPORTS

A. President - Bruce Callahan.

1. 2014 Road Maintenance Program: MOTION was made by Bruce Callahan and seconded by Troy Grieco to accept the proposal from Asphalt Restoration Technologies, Inc., at a cost of \$21,571.72 for the resealing and crack filling of the 600 and 700 block of Silk Oak Drive, as presented.

MOTION PASSED.

2. Common Area Sidewalk Cleaning: The work has begun along the South side of Lake of the Woods Drive.
3. Tree Trimming: The next scheduled tree trimming will be in 2015.
4. FY2015 Budget Update: Deferred.

B. Vice President – Troy Grieco: 1). The garage sale is scheduled for October 25, with a rain date of October 26. Berlin Signs is making the signage for the garage sale. 2). Based on observations from the last drivethru, it appears that there are satellite dishes mounted on houses that are not working. Tom Gaines will include satellite dish installation information in the next newsletter and will request that owners who have non-functioning dishes remove them from their homes.

C. Treasurer- Gene Washchuk.

1. Financials: The Treasurer reviewed the August financial report and stated that the Association is in good shape.
2. Delinquencies: The current Aging report was reviewed and is attached and made a part of these original minutes.
3. Rentals/Sales: MOTION was made by Gene Washchuk and seconded by Troy Grieco to approve the three month rental for Lot # 401, (679 Lakescene Drive), commencing 1/1/15.

MOTION PASSED.

Management was instructed to send letters to the two lots that have “For Rent” signs in their front yards.

D. Secretary – Tom Gaines:

1. Newsletter: 1). There have been delays in newsletter distribution because some Block Captains are not in residence. 2). A reminder to all owners to clean sidewalks will be added to the next newsletter.
2. Website Report: The September report is attached and made a part of these original minutes.

E. Director – Barbara Hockett: No report.

F. Keys-Caldwell Management Company Report:

Property Manager - Jim Kraut

1. Covenant Violations: 1). Management reported that 65 letters were sent to owners mostly about dirty roofs/sidewalks and weeds.
2. Misc. Items: MOTION was made by Gene Washchuk and seconded by Barbara Hockett to refer Lots #J035, J095, J173, W085 and W086 to the Compliance Committee for review.

MOTION PASSED.

MOTION was made by Bruce Callahan and seconded by Tom Gaines to accept the Compliance Committee recommendations to apply a \$1,000 fine to Lot # J198, (512 Purselane) for not removing five dead palm trees and \$1,000 to Lot # J484, (722 Silk Oak Drive) for not cleaning the roof, sidewalk and driveway.

MOTION PASSED.

MOTION was made by Bruce Callahan and seconded by Gene Washchukl to send a certified letter to the owner of Lot # (512 Purselane) informing them that they have seven days from receipt of the letter to have the five dead palm trees removed and the one living palm tree trimmed or the Association will arrange for the work to be done and the cost will be added to the owner's statement.

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 two ARC request forms for tree removal, were approved yesterday.
- B. Lakes and Wetlands – Art Bradley: Three steel grates have deteriorated and need to be replaced. The lake contractor will submit prices. The areas have been closed off with caution tape. The newsletter will include a request for volunteers to clean up trash around the lakes.
- C. Disaster Preparedness: There will be a meeting next week.
- D. Security Patrol - Bill Johnson: No report.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: The annual plantings for monument areas will be installed at a cost of \$1,000.
- B. Lecture Series: Judie Gollwitzer: No report.
- C. Social Update: No report.

UNFINISHED BUSINESS:

- A. Unauthorized Clearing of the Preserve Area: This is a LOJ issue. A letter has been sent from the Association's attorney to the owner in question..
- B. Contractor Reviews: Tom Gaines read his report, which is attached and made a part of these original minutes. Management will provide all Board members with any legal billing that exceeds \$1,000.
- C. Lighting South Entrance: John Vidas will provide the Board with a solar light sample.
- D. Volunteer Luncheon: The luncheon will be held in the spring. The Board needs to submit a name for volunteer of the year.

NEW BUSINESS:

- A. Association Correspondence: None.
- B. Owner's Comments: 1). Annuals need to be planted at the monument signs.

MOTION was made by Gene Washchuk and seconded by Barbara Hockett that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:58 P. M. The next meeting of the Board of Directors will be held on November 4, 2014, at 1:30 P. M. at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary