

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, MARCH 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 1:31 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 Gene Washchuk to approve the minutes of the Board meeting of February 3, 2015, as presented.

MOTION PASSED.

**DIRECTOR REPORTS**

A. President - Bruce Callahan: No report.

B. Vice President – Troy Grieco: The Association garage sale will be held on Saturday, March 14, with Sunday March 15, as the rain date.

MOTION was made by Troy Grieco and seconded by Tom Gaines to spend up to \$150 for advertising in the Venice Gondolier on Wednesday, 3/11 and Saturday, 3/14 and the Herald Tribune on Thursday, 3/12, Friday, 3/13 and Saturday, 3/14, as presented.

MOTION PASSED.

C. Treasurer- Gene Washchuk.

1. Financials: The draft year-end financial report will be signed and sent back to the CPA. When completed, the January and February reports will be produced.
2. Delinquencies: The current Aging report was reviewed and the color coded collection process was explained to the Board.

MOTION was made by Gene Washchuk and seconded by Barbara Hockett to accept the proposed payment plan from the owners of Lot # W049, of \$500 down and \$100 per month, with the understanding that one missed payment will create an immediate default judgment against the Lot.

MOTION PASSED.

D. Secretary – Tom Gaines:

1. Communication Report/Issues: The group is still working on the e-mail communication system. Mr. Gaines will send an official communication to Bob Valenziano requesting access to the Association's website so information can be updated in a more timely manner and so security items can be controlled.

E. Director – Barbara Hockett: The volunteer luncheon will be held on Sunday, March 22. The caterer is in place.

## F. Keys-Caldwell Management Company Report:

Property Manager - Jim Kraut

1. Covenant Violations: 1). Management reported that there was no official drivethru since the last Board meeting because of illness and wet weather. Management did go out yesterday to check on the 79 lots that were sent letters last month and 19 lots had to be sent follow up letters.
2. Compliance Report and recommendations: MOTION was made by Gene Washchuk and seconded by Troy Grieco to appoint Sheri Schiemann and Bob Sharpe to the Compliance Committee.

MOTION PASSED.

Liz Sharpe read the February 20, 2015, report from the Compliance Committee, which is attached and made a part of these original minutes. Mr. Grieco disagreed with the Committee's decision on Lot # 223, believing that because the stain exists, it should be cured.

MOTION was made by Troy Grieco that Lot # 223 be fined \$10 per day for the stained driveway from the first notice of violation on 11/25/14.

MOTION died for lack of a Second.

MOTION was made by Gene Wshchuk and seconded by Tom Gaines that the Compliance Committee fining recommendations for Lots # J095, #J173 and #W119, be approved, as presented.

MOTION PASSED.

(For: Gaines, Hockett, Washchuk. Against: Grieco).

3. Misc Items: None.

#### 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: Warren Major reported that owners are turning in applications after the work has already begun and that there is a growing problem with owners cutting down mature trees. in the neighborhood. five ARC requests were reviewed and all were approved.
- B. Lakes and Wetlands – Troy Grieco reported that Art Bradley has reviewed areas ssof concern with the two new representatives from Artistree.
- C. Disaster Preparedness – Liz Sharpe: reported that 14 people attended the CPR refresher class with Scott Montgomery of the Sarasota County EOC. There will be a radio review and table top meeting before the season has ended.

#### SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharpe: reported that she spent two hours with the two new Artistree representatives for the Association, covering numerous items including warranted plantings and the South entrance.
- B. Social Update – Judie Gollwitzer: No report.

## UNFINISHED BUSINESS:

- A. Cell Tower Update: Cindy Thompson provided information at the annual meeting and has written an article in the last newsletter. The company proposing to erect the tower has not yet applied for an exception.
- B. Contractor Reviews: Troy Grieco reported that he will meet with Tom Gaines and Dave Smith soon to continue looking at service contracts.
- C. Website Concerns: Troy Grieco will attempt to contact the webmaster by telephone to discuss ongoing issues and possible solutions.

## NEW BUSINESS:

- A. Board Correspondence: A response letter was received from Lot # W104. Management has responded to the financial questions presented by Lot # ???/
- B. Resident Comments: 1). The Board needs to address amending the documents so that only members of the Association can run for the Board. 2). Better lighting is needed at the North Entrance.

MOTION was made by Tom Gaines and seconded by Gene Washchuk that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:54 P. M. The next meeting of the Board of Directors will be held on April 7, 2015, at the Lakes of Jacaranda clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary