

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, MARCH 1, 2011
1:30 P. M.**

Present: Joe Beima, President, Matt Soldano, Vice President, Bill Meints, Treasurer, Judie Gollwitzer, Secretary, Guy Cusumano, Director, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Joe Beima at 1:37 P. M. at the clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting was announced, with Notice 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. This meeting was voice recorded and video-taped by owners.

Approval of the Minutes of the Board Meeting of February 1, 2011: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of the Board meeting of February 1, 2011, as presented.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Matt Soldano to add "Membership requirements to run for the Board", and "DPP Purchase Request", to the agenda under New Business.

MOTION PASSED.

REPORTS OF OFFICERS

A. President's Report: None.

1. Announcements and Responses: Guy Cusumano and Judie Gollwitzer were welcomed as recently elected Board members.
2. Clubhouse Windows: The Board is planning to replace the windows in the clubhouse with hurricane windows.
3. ARC Appointments: MOTION was made by Matt Soldano and seconded by Guy Cusumano to appoint Bill Meints and Guy Cusumano to the ARC Committee as a Board representatives, Beverly Weltzien as an owner representative, and Donna Schiavo as an owner alternate.

MOTION PASSED.

B. Vice President's Report:

1. Update Website Photos: No action at this time.
2. Landscape Bids: Matt Soldano reviewed the new bid spreadsheet. There were still some unanswered questions regarding certain bids.

MOTION was made by Bill Meints and seconded by Guy Cusumano to hold a special meeting on March 14, at 1:30 P. M. to discuss and vote on the new common area landscape contractor for maintenance.

MOTION PASSED.

C. Treasurer – Bill Meints:

1. Financial Report – Bill Meints reported that the preliminary year-end report for 2010. He is working with the auditor regarding one adjustment that needs to be made.

2. Delinquencies and Uncollectibles: Bill Meints reported that the Board has been provided with the aging breakdown through 2010.
3. Rental Application: MOTION was made by Bill Meints and seconded by Matt Soldano to approve the rental application for Lot J 442, from February 1 to April 30, 2011, as presented.

MOTION PASSED.

4. SRQ Violation: The County is performing an inspection at this time. A letter of the County's findings will be sent to Management.
5. Correspondence with Attorney: The attorney was contacted about the Association's relationship with Neal Homes to determine if Neal Homes is the exclusive builder for LOW/LOJ as they maintain. No documentation has been provided to substantiate that claim.

MOTION was made by Matt Soldano and seconded by Bill Meints to obtain the answer to the Neal Homes question and include this item on the agenda for the March 14, 2011, special Board meeting.

MOTION PASSED.

6. Authorize Signatures: MOTION was made by Bill Meints and seconded by Matt Soldano that the signers on the Association bank accounts be two of the following: President, Vice President, Treasurer, Jim Kraut or Jackie Wood.

MOTION PASSED.

D. Secretary – Judie Gollwitzer.

1. Appoint Social Director: MOTION was made by Judie Gollwitzer and seconded by Matt Soldano to appoint Joanne Falvo as the Social Director for March 2011 through February of 2012.

MOTION PASSED.

2. Volunteer Luncheon: MOTION was made by Judie Gollwitzer and seconded by Bill Meints that the Volunteer Luncheon be held this October and will include volunteers from November 2010 to October 2011.

MOTION PASSED.

E. Director - Guy Cusumano:

1. Fine Committee Schedule: No new submittals have been received after the latest drive-thru.
2. Pavers: The County has added a permeable paver as an approved surface. The Association policy will remain the same.

Keys-Caldwell Management Company Report:

A Property Manager - Jim Kraut

1. Covenant Violations: The violation chart was reviewed and updates were highlighted.

3. Misc. Items: The area behind 702-704 Penny Royal is being inspected by the county today to determine what action needs to be taken. The new landscape contractor for Grassy Oaks III mistakenly cut part of the preserve area. The Board will check the area in question.

SUB-ASSOCIATIONS

- A. Park Estates: The new monument signs have been completed and the Board and volunteers have completed all the street signs. One Lot owner is still cutting in the preserve area. Management will look at cost to install monument stakes to more clearly define the Lot/preserve property line.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Tom Davis read his report, which is attached and made a part of these original minutes.
- B. Lakes and Wetlands – Art Bradley: No report.
- C. Disaster Preparedness – Joe Thiel reported that CPR and First Aid have been the January and February topics. The March session will be the National Weather Service forecasting. The April session will be a joint session with Sarasota Fire Rescue, Bayflight and the Emergency Operations Center giving a demonstration on pool safety.

MOTION was made by Bill Meints and seconded by Judie Gollwitzer to approve the request by the DPP, to purchase equipment, as attached, at a cost of \$1,938.82.

MOTION PASSED.

- D. Newsletter & Directory– Judie Gollwitzer: The newsletter is being created now, but will be late. The owner authorization form will go out with the newsletter and can be returned to the mailbox outside the clubhouse. Owners must fill out the form or only their name and Lot can be included in the directory.
- E. Security Patrol - Bill Johnson: No report.
- F. Webmaster – Bill Meints: Mr. Meints reviewed the report, which is attached and made a part of these original minutes.

MOTION was made by Bill Meints and seconded by Judie Gollwitzer that the Association renew the domain name with Bluehost, for a three-year period, at a cost of \$250.20.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Judie Gollwitzer to allow Management and Bill Meints to submit the proper documentation to Bluehost to secure LOWofJ.com as the official site of Lake of the Woods of Jacaranda Homeowners Association.

MOTION PASSED.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp wants to finalize the landscape project for monument signs and walls, requesting a budget of \$26,000 - \$28,000, and wishes to participate in the selection of the landscape contractor for the common areas at the meeting on March 14, 2011.
- B. Lecture Series - Judie Gollwitzer will listen to the proposed speaker at an outside location before scheduling at the clubhouse.
- C. Social: Joanne Falvo reported that the Garage Sale will be held on Saturday, October 15, with a rain date of Sunday, October 16. The July 4 Picnic will be held at the Manasota Beach Pavilion; details will be included the newsletter.

UNFINISHED BUSINESS:

- A. Review Action Item List: The Board reviewed the current list. All items have been removed.

NEW BUSINESS:

- A. Qualifications for Board Membership: A Committee needs to be appointed to change Articles of Incorporation.
- B. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). Tree removal must comply with County Ordinance. 2). Need to determine the sidewalk requirements for new Lots.3). membership requirements need to be determined. 4). Landscape bids should be determined by looking at both price and quality, with all parts of the contract to be performed by one vendor and with the proposed contract being reviewed by the Association’s attorney prior to approval. 5). Mulch quality should be defined. 6). A potential buyer has unanswered questions about construction restrictions and authority. 7). Parking decals are available at Keys-Caldwell. 8). The Board was asked to leave the bike path post at the South entrance. 9). The Association’s attorney was asked to provide a current opinion as to what landscape work the Association is permitted to perform on abandoned properties. 10). Management was thanked for their work at the annual meeting and if they would accept written suggestions to make the annual packet easier to understand.

MOTION was made by Judie Gollwitzer and seconded by Matt Soldano that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:47 P. M. The next Board Meeting is scheduled for March 14, 2011, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary

