

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
FRIDAY, MAY 4, 2018
9:30 A. M.**

Present: Jerri DeKriek, President, Dave Smith, Treasurer Michael O'Brien, Secretary, Patrick Kopfle, Director, Jim Kraut for Management and owners in the audience. Absent: Colleen Najm, Vice President.

The meeting was called to order by the President, Jerri DeKriek, at 9:32 A. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting with Agenda was 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 Michael O'Brien and seconded by Dave Smith to approve the minutes of the Board meeting of April 6, 2018, as amended. The amendment being that motorcycles are permitted in Lakes of Jacaranda only after first receiving written permission from the Lakes of Jacaranda Board of Directors.

MOTION PASSED.

Meeting Decorum: The President announced that she has placed "Correspondence and Owner's Comments", at the beginning of the meeting so that owners have the ability to speak first and not have to wait until the end.

Correspondence and Owners Comments: 1). There are many houses in the Community that have hurricane shutters in place and have had them in place for months. 2). There has been a Sea Doo parked in a driveway for days. 3). There needs to be a reminder in the next newsletter and on the website reminding owners of the date that hurricane shutters can be installed and when they should be taken down. 4). The Association needs to clean the sidewalks along Lake of the Woods Drive. 5). The contractor for the new house on Fringed Orchid has broken sections of sidewalk on Lake of the Woods drive. They have agreed to have them repaired. 6). The grass areas of the lakes need to be maintained. 7). The owner of 500 Purslane Point has requested that the common area behind the home be cleaned up.

Resignations and Appointments: MOTION was made by Dave Smith and seconded by Patrick Kopfle to accept, with regret, the resignation of Colleen Najm, from the Board, effective immediately.

MOTION PASSED.

MOTION was made by Michael O'Brien and seconded by Dave Smith to appoint Gary Gardner to the recently vacated seat on the Board and as its Vice President.

MOTION FAILED.

(For: O'Brien. Against: DeKriek, Kopfle, Smith).

MOTION was made by Dave Smith and seconded by Michael O'Brien to appoint Rob McCoy to the Board of Directors and as Vice President of the Board, effective immediately.

MOTION PASSED.

Mr. McCoy joined the Board.

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MOTION was made by Michael O'Brien and seconded by Patrick Kopfle to appoint Rob McCoy as the Board Liaison to the ARC Committee, with Jerri DeKriek, as the alternate.

MOTION PASSED.

DIRECTOR REPORTS

A. President – Jerri DeKriek.

1. Lot # J042 – Paint Color: MOTION was made by Patrick Kopfle and seconded by Dave Smith to refer Lot # J042, to the Compliance Committee for review.

MOTION PASSED.

(For: DeKriek, Kopfle, Najm, Smith. Abstain: O'Brien).

2. Lots # W129, W130, W133 Possible Renter Occupancy: MOTION was made by Michael O'Brien and seconded by Patrick Kopfle to refer this issue to the Association's attorney for research and recommended action.

MOTION PASSED.

3. Lot # J 340 - Mediation Agreement Progress: Still open. A letter of non-compliance was sent to the owner of the property. The owner has 14 days to respond.
4. Lot # 047 – Tree Growing in Preserve Area: The owner of Lot # 047 has requested that an Oak tree behind the home and located in the preserve area, be removed at Association expense. The County arborist was contacted, visited the sight and determined that the Oak is protected and cannot be removed. The owner may trim the tree “respectfully”, to their property line at their expense.

B. Vice President – Rob McCoy: No report.

C. Treasurer- Dave Smith.

1. Financial Report: The 2018 reports are being processed.
2. Aging Report: The current report is attached and made a part of these original minutes.

MOTION was made by Michael O'Brien and seconded by David Smith to change the late fee on past due maintenance fees from a percentage amount to \$25.00.

MOTION PASSED.

D. Secretary – Michael O’Brien.

1. Responsibility for Common Area Maintenance: Covered.
2. Compliance with State HOA Laws and Regulations: Covered.
3. Questions on statements made in April: Covered.
4. Motions passed in April in violation of Robert’s Rules: Covered.

E. Director – Patrick Kopfle.

1. Crack Fill: MOTION was made by Dave Smith and seconded by Michael O’Brien to approve the additional expense of \$18,634, for crack filling, as presented.

MOTION PASSED.

The crack fill work is scheduled for June 14 and 15, 2018.

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2. Status of bids: Patch walking trail: Each Board member was asked to walk the trail with the proposals in hand and to be prepared to make a decision at the next Board meeting.
3. Pad for Mailboxes: MOTION was made Patrick Kopfle and seconded by Dave Smith to approve the proposal for the tiling of the mailbox area, using the same tile as the sample provided, as long as the Association’s insurance company certifies that the tile does not create an increased liability for the Association.

MOTION PASSED.

F. Keys-Caldwell Management Company Report:

Property Manager - Jim Kraut

1. Covenant Violations: There were 76 letters generated from the last drive-through, for roofs, sidewalk cleaning, weeds in planting beds and hurricane shutters.
2. Misc. Items: The Board reviewed the proposed post card to be sent to all owners in response to comments and/or concerns.

MOTION was made by Michael O’Brien and seconded by Patrick Kopfle to refer all homes, that have received three open violation letters for hurricane shutters, to the Compliance Committee for review.

MOTION PASSED.

SUB-ASSOCIATIONS

- A. Park Estates: 1). The Spring picnic will be held tomorrow. .
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: 1). Tom Gaines presented the Board with the report from the last meeting. A copy of the report is attached and made a part of these original minutes. 2). Reasons for denials on ARC requests are included on the ARC application and are mailed back to the owner by Management. 3). A key is needed for the bulletin board at the gazebo so the ARC agenda can be posted there.
- B. Lakes and Wetlands – Art Bradley: 1). Owners on Plantation have removed more of the vegetation around the lake behind Laurel Cherry without permission from the Board. There will be a meeting with the property manager for the Plantation and the County representative next Wednesday to determine what action should be taken.
- C. Disaster Preparedness: No report.
- D. Landscape: No report.
- E. Social: Judie Gollwitzer read her report, which is attached and made a part of these original minutes.

Unfinished Business.

- A. Three Trees Letters: The Developer granted waivers to some lots so three trees were not required. Owners of these lots received apology letters for the violation letters that were sent in error.
- B. Pump House Rehabilitation: The Board wanted to thank Hal Holcomb for the painting and restoration work done on the pump house.

New Business.

- A. Parking violations: It is only a violation on Lake of the Woods Drive when you park your vehicle across the sidewalk portion of your driveway.

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MOTION was made by Michael O'Brien and seconded by Dave Smith that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 10:55 A. M. The next Board meeting will be held on June 1, 2018, at 9:30 A.M. at the Clubhouse.

Respectfully submitted,

James S. Kraut,
For the Secretary