

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, MAY 6, 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 1:32 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 Tom Gaines and seconded by Troy Grieco to approve the minutes of the Board meeting of April 1, 2014, as presented.

MOTION PASSED.

DIRECTOR REPORTS

A. President - Bruce Callahan.

1. The President thanked the other Board members for filling in during his absence.
2. Owners were advised to check the Association website for regulations on hurricane shutters. Any owner that wants an exemption from these regulations, must submit their request to the Board in writing.
3. The tree at 670 Lakescene has been examined by the County and has been declared "stressed". Management will send a letter to the owner requesting that the tree be trimmed and old dead wood be removed.
4. The Association has trimmed back the area in Tract N designated by the County to be in violation.
5. Lot # J072, (500 Pennyroyal): work has begun clearing the overgrown landscaping.
6. Lot # J612, (759 Fringed Orchid). The Fining Committee did not meet to determine if a fine should be assessed. The meeting will be rescheduled.
7. The replacement sidewalk on Cedarwood has been completed.
8. FPL has agreed to install a new streetlight on Cedarwood. The Association will install a new light post in the mail station parking area.
9. Artistree needs to pick up piles of debris along Lake Meredith and provide a weekly schedule of work done.
10. New plantings will be installed at Button Bush on May 27.

B. Vice President – Troy Grieco: Covered.

C. Treasurer- Gene Washchuk.

1. Financials: The Treasurer reviewed the March financials and stated that the Association is over budget on tree trimming.
2. Delinquencies: The current Aging report was reviewed and is attached and made a part of these original minutes. The fee for the Value Storage facility has increased by \$5.00 per month, effective May 1, 2014.

MOTION was made by Gene Washchuk and seconded by Barb Hockett to authorize the President to sign the claim of lien against Lot 049.

MOTION PASSED.

3. Rentals: None.
- D. Secretary – Tom Gaines:
1. Security Discussion: The Association needs more community involvement and owners need to call the police if concerned and inform their neighbors when they will not be home. The Board needs to contact the Sheriff's Department and request monthly crime reports. The Sheriff's Department will be contacted to speak at the 2015 annual meeting. Tom Gaines, Troy Grieco and Joe Thiel will hold a security workshop.
 2. Board of Directors call Tree: Board members need to let the Secretary know when they will be out of town.
 3. Review/Communicate HOA Rules: The ARC needs to be involved in discussions concerning rules revisions.
 4. Identify Committee Members: All committees need to provide the names of the chair and members to the Secretary.
 5. Attorney Performance Appraisal: Management was instructed to contact at least two other HOA attorneys to provide bids for legal services to the Association.
 6. Newsletter: The latest publication has been delayed but should be ready to go out in the next few days.
 7. Website Report: Tom Gaines reviewed the April report, which is attached and made a part of these original minutes.
- E. Director – Barbara Hockett: MOTION was made by Barbara Hockett and seconded by Gene Washchuk to waive the attorney's fee for Lot PE # 063, and to have the attorney credit the amount back to the Association.

MOTION PASSED.

- F. Keys-Caldwell Management Company Report:
Property Manager - Jim Kraut
1. Covenant Violations: 1). Management reported that 22 letters were sent to owners. Tom Gaines reported that the next drivethru will be done on a thursday to see if owners are putting trash and yard waste out early.
 2. Misc. Items: Tom Gaines will respond to the letters from the Chamber of Commerce. Lot # J518 has received three letters about roof cleaning.

MOTION was made by Troy Grieco and seconded by Barbara Hockett to remove the \$100.00 fine from Lot # 105.

MOTION PASSED.

SUB-ASSOCIATIONS

- A. Park Estates: Barbara Hockett reported that 1). The annual May Madness Party was held this past Saturday. 2). The new landscape company, YardCorp, was hired effective May 1. 3). A resident lost a key two days ago; a lost and found section needs to be added to the newsletter.
- B. LOJ: The Board of Directors meeting will be held at the conclusion of this meeting.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Bruce Callahan reported that two applications were submitted and the one for exterior painting was approved and the one for a fence was denied, with the opportunity to discuss with the Board.

- B. Lakes and Wetlands – Art Bradley: 1). The overgrowth violation for Tract N, between LOJ and Plantation has been addressed. 2). Owners are blowing grass clippings down the storm drains creating a potential algae problem in the lakes. 3). It is a violation of a County Ordinance to drain swimming pools directly into the Miami gutter or storm drains.
- C. Disaster Preparedness: Joe Thiel reviewed his report, which is attached and made a part of these original minutes.
- D. Security Patrol - Bill Johnson: Covered.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: Met with Artistree and looked at all monument sign planting areas. Bougainvilleas will be replaced with Crown of Thorns. A list of the new plantings and planting locations, is attached and made a part of these original minutes. The Committee will check the status of the tree behind the lift station on Lake of the Woods Drive.
- B. Lecture Series: Judie Gollwitzer: The series will begin again in the fall with introduction to photography.
- C. Social Update - Beverly Weltzien: There will be a chili cook-off on September 20 and the committee is looking for Committee volunteers, judges and contestants. Anyone interested should contact Marcie and Dave Sampson.

UNFINISHED BUSINESS:

- A. Internet Communication Project: Gene Washchuk presented the Board members with a copy of the new Park Estates internet distribution system, for discussion. A notice will be placed in the newsletter, after July 1, asking any owners interested in being part of a possible Master Association distribution system to supply e-mail information to Keys-Caldwell, which will pass it along to the Association's representative. The public bulletin board should be replaced at the mail station.

Barbara Hockett was excused at 4:04 P. M.

NEW BUSINESS:

- A. Correspondence: None.
- B. Owner's Comments: 1). The DPP should hold all two way radios. 2). Management will check with the Association's insurance carrier about installing a basketball pole and backboard at the mail station parking lot and obtaining prices for the equipment. 3). John Vidas presented a lighting solution for the North and South entrances.

MOTION was made by Troy Grieco and seconded by Barbara Hockett to spend up to \$500.00 for solar lighting for the South and North entrances with eight lights per entrance to be installed on the medians between the entrances and exits.

MOTION PASSED.

The meeting was adjourned by the President at 3:50 P. M. The next meeting of the Board of Directors will be held on June 3, 2014, at 1:30 P. M. at the Lakes of Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary