

NOTICE
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
Friday, July 5, 2019
AT THE LoJ CLUBHOUSE
575 Lake of the Woods Drive, Venice, FL 34293
9:30 A.M.

AGENDA

1. Call to Order and Establish Quorum
2. Approval of Minutes of Previous Meeting: June 7, 2019
3. Review Meeting Decorum
4. Correspondence and Owners Comments
5. Resignations & Appointments
6. Reports of Officers:
 - a. President: Jerri DeKriek
 1. Delinquent dues
 2. Questions from Mr. O'Brien.
 - a. When and how did by what legal means did The LOWofJ take over the Common areas of the LOJ but not Park Estates. See attached.
 - b. I could not find any documents amending the name of LOW to LOWoJ
 - c.: County records show Lake Meredith is part of LOW hence improvement not Master Association's responsibility
 - d. RV parking on Thistle Lake
 - e. After review of Board Minutes, referral of questions to the lawyer have required Board approval since it cost money. Has this changed?
 - f. What amendment authorized LOWofJ to do road maintenance for Park Estates?
 - b. Vice President, Rob McCoy
 - c. Treasurer: Dave Smith
 1. Financials
 - d. Secretary: Mike O'Brien
 - e. Director: Patrick Kopfle
 1. Painting of monuments
7. Keys-Caldwell Reports
8. Sub Association Reports
 - a. Park Estates
 - b. Lakes of Jacaranda
 - c. Grassy Oaks II
 - d. Grassy Oaks III
9. Committee Reports:
 - a. Architectural Review
 - b. Lakes and Wetlands
 - c. Disaster Preparedness
 - d. Landscape Committee
 - e. Communications Committee
 - f. Social Committee
10. Unfinished Business
 - Landscaping of Lake Meredith
11. New Business
12. Adjournment: Next Meeting Date: August 2, 2019

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
FRIDAY, JULY 5, 2019
9:30 A. M.**

Present: Jerri DeKriek, President, Rob McCoy, Vice President, Dave Smith, Treasurer, Michael O'Brien, Secretary, Richard Ulrich, Association Attorney, Jim Kraut for Management and owners in the audience. Absent: Patrick Kopfle, Director.

The meeting was called to order by the President, Jerri DeKriek, at 9:30 A. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting and 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 Rob McCoy to approve the minutes of the Board meeting of June 7, 2019, as presented.

MOTION PASSED.

Established Meeting Decorum: Owners need to raise their hand, wait to be recognized by the Chair, and will be able to speak on any Association topic for up to three minutes. Please be respectful and remember we are all neighbors.

Correspondence and Owners Comments: None.

Resignations and Appointments: None.

DIRECTOR REPORTS

A. President – Jerri DeKriek.

1. Delinquent Dues: Attorney Ulrich described the collection process, how collection letters are mailed both certified and also with a request for a certificate of mailing. He then stated that it is very important that to avoid the appearance of selective enforcement, all cases be handled the same, the only exception being those with incorrect addresses.

MOTION was made by Dave Smith and seconded by Rob McCoy to enforce the collection charges against all Lots that are delinquent in their 2019 maintenance fees, except for those that were mailed to the incorrect address.

MOTION PASSED.

2. Questions from Mr. O'Brien.

- a. When and by legal means did the LOW of J take over the common areas of LOJ, but not Park Estates?: Attorney Ulrich provided his answer.
- b. Are there documents amend the name of LOW to LOW of J?: Attorney Ulrich provided Mr. O'Brien with the requested documentation.
- c. County Records show Lake Meredith as part of LOW, not LOW of J: Attorney Ulrich stated that because Lake Meredith affects all of LOW of J, the expense for improvements should be paid by LOW of J.
- d. RV Parking on Thistle Lake: Attorney Ulrich stated that he had sent an email to the President regarding this particular issue and the Statute of Limitations for enforcement. It was stated by the former President, who was in the audience, that the owner of the property has a Florida Disabled placard. Management will provide a copy of the minutes of the Board meeting where the parking issue was resolved to the Secretary.

- e. Based on this information, Mr. Ulrich advised caution in pursuing any action against the owner of the Lot.
- f. Has the procedure for referring questions to the Association attorney changed?: The official Board contacts for the attorney are the President and the Property Manager. When legal questions are asked of the Board and/or the Property Manager that require a legal interpretation, they must be referred to the attorney. Based on the expenses associated with answering these questions and attending this meeting, Mr. O'Brien stated that he would pay \$600 of the fees. As a result of Mr. O'Brien's offer, Attorney Ulrich agreed to waive his fee for attending this meeting. Both were thanked for their actions.
- g. What amendment authorized LOW of J to do road maintenance for Park Estates?: Sharon Cullinan, President of Park Estates, was in attendance and stated that there is a signed agreement between the two Association that was voted on and is recorded in the LOW of J minutes.

Attorney Ulrich was thanked for his participation and was excused at 10:22 A. M.

B. Vice President – Rob McCoy.

1. Update on Fining/Compliance Committee: Rob McCoy reported that he is still working on scheduling the informational meeting with Bill Meints and Management.

C. Treasurer - Dave Smith.

1. Financials: The Association is in good financial shape.
2. Aging Report: Covered under President's Report.
3. Landscaping of Lake Meredith: Areas that where the hydro-seeding did not take will be redone.

D. Secretary – Michael O'Brien.

1. Fencing: Management is obtaining bids for a five - foot cattle fence to prevent Plantation owners from cutting down vegetation along the lake.

E. Director – Patrick Kopfle.

1. Painting of Monuments: The President reported that the repair, patching, priming, painting and planting will begin the week of July 8. Dave Smith reported that Artistree will trim back shrubbery where needed.

F. Keys-Caldwell Management Company Report. Reports were distributed to the Board.

SUB-ASSOCIATIONS

- A. Park Estates: No report.
- B. LOJ: The clubhouse roof will be replaced when the tiles are available. Hopefully that will be in August.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Rob McCoy provided a new chart for June, which is attached and made a part of these original minutes.
- B. Lakes and Wetlands – Art Bradley: Mr. Bradley reported that he has met with the owner requesting that the vegetation in the lake behind his house be removed and explained that this vegetation, called a littoral shelf, is controlled by the State and County and cannot be removed.

- C. Disaster Preparedness: The President and Tom Gaines did an inventory of the storage area and all of the materials that belonged to the DPP. After much discussion, Michael O'Brien and Vine Surwilo agreed to evaluate the equipment and provide the Board with a recommendation on what to do with it.
- D. Landscape: Covered.
- E. Communications - Judie Gollwitzer: The Web Tailors are working with Keys-Caldwell to determine what information can be shared. Mrs. Gollwitzer will contact Gene Washchuk and request that he provide a photograph to be used on the website.

Dave Smith was excused at 10:55 A. M.

- F. Social - Judie Gollwitzer: 1). There will be a blurb in the newsletter about the Holiday Dinner Dance. The dance will be held at the Boca Royale Country Club, on Friday, December 6. 2). The fall garage sale will be held on October 5 and 6, if it does not interfere with the road sealing. Reviewed and attached.

Unfinished Business.

- 1. Road Sealing and Crack Filling – Bruce Callahan: MOTION was made by Rob McCoy and seconded by Michael O'Brien to send the RFP to the selected contractors and to include the RFP in the next newsletter, as presented.

MOTION PASSED.

- 2. Landscaping of Lake Meredith: Devine Designs will begin planting after the road sealing project is completed.

New Business.


- 1. Association Updates: New owners will speak with Judie Gollwitzer to discuss clubhouse functions.

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

MOTION PASSED.

The meeting was adjourned at 11:03 A. M. The next Board meeting will be held on August 2, 2019, at 9:30 A.M. at the Clubhouse.

Respectfully submitted,



James S. Kraut,

For the Secretary

ARC Request June 2019

Month	Lot #	Address	Request	Status
6/19/2019	540	715 Silk Oak Drive	Remove Dead Palm and Plants	Approved
6/19/2019	J 300	830 Dahoon Circle	Install full house propane generator	Denied
6/19/2019	J 340	845 Wood Sorrel Lane	Install above ground Spa in Lanai	Pending
6/19/2019	J 142	571 Laurel Cherry Lane	Resod front lawn	Approved
6/19/2019	PE 13	527 Park Estates Square	Install Hurricane garage door	Approved
6/19/2019	J 599	733 Fringed Orchid Trail	Repaint House	Approved
6/19/2019	J 142	571 Laurel Cherry Lane	Repaint House	Denied
6/3/2019	W 496	694 Silk Oak Drive	Repaint House	Approved
6/3/2019	J 348	831 Dahoon Circle	Install new windows	Approved
6/3/2019	PE 003	507 Park Estates Square	Change color of to repaint house	Approved
6/3/2019	PE 054	592 Aston Woods Court	Replace tile Roof	Approved
6/3/2019	W 006	556 Silk Oak Dr.	Change Landscape	Approved
6/3/2019	W 002	566 Silk Oak Drive	Repaint House	Approved
6/3/2019	PE 070	526 Waterwood Lane	Install Propane Tank	Denied

Total ARC Request - 14		
Repaint house	5	
Replace Windows / Hurricane Shutters	2	
Remove Trees	1	
Replace Roof	1	
Pool / Pool Cage / Lanai/Screen	1	
Generator / Propane Tank	2	
Landscape Changes	2	

