

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, AUGUST 2, 2011
1:30 P. M.**

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

The meeting was called to order by the President, Joe Beima at 1:36 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 videotaped by owners.

Approval of the Minutes of the Last Board Meeting: MOTION was made by Judie Gollwitzer and seconded by Bill Meints to approve the minutes of the Board meeting of July 5, 2011, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

A. President- Joe Beima:

1. Vista Woods Ditch: MOTION was made by Bill Meints and seconded by Judie Gollwitzer to instruct Artistree to spray the ditch between Lakes of Jacaranda and Southwood, as soon as possible and for Management to bill the Southwood Master Association for one half of the cost.

MOTION PASSED.

B. Vice President-Matt Soldano:

1. Mowing around Lakes: The area around the main lake is regrowing and not being cut by Artistree.
2. Sod Replacement: Sod replacement from the clubhouse to the North entrance has been mostly successful and is being watered on a daily basis per County guidelines. Complaints have been received for the planting of the sod and the amount of watering done to get it established. The sod has not taken well near the North entrance and the Board has requested that the Landscape Committee meet within the next week with Artistree to discuss possible alternative ground covers.
3. Pruning Trees in Common Ground: MOTION was made by Bill Meints and seconded by Matt Soldano to contract with Total Tree Trimming and spend up to \$5,250.00 to trim specific trees in the common area.

MOTION PASSED.

C. Treasurer – Bill Meints.

1. Financial Report: Bill Meints reviewed the June financial report and stated that the Association has a negative balance of \$14,242.00.
2. Delinquencies:

- a. Report: The Treasurer reviewed the up-to-date collection report, which is attached and made a part of these original minutes. The owner of Lot #J042 requested that attorney's fees be waived because the owner had never received prior notification. As no previous mail sent to the owner has ever been returned, it has been deemed to be received. The Association's attorney is attempting to serve collection papers on the out-of-state resident of Lot # J515.
- b. Money Damages Complaint: Bill Meints reported that this process can be used to place a lien against a person. The lien is good for 10 years and can be extended for an additional 10 years. It can still be used for bankruptcy and all legal fees and interest can be added to the lien.

MOTION was made by Bill Meints and seconded by Matt Soldano to instruct the Treasurer to file Money Damages Complaints against Lots # J072, J178, J314.

MOTION PASSED.

3. Rentals: None.
4. Correspondence: The owner of Lot # W137 has filed a "Relief of Judgement" and the Association's attorney has filed an official "answer". The judge will now decide. The agreement with Neal Communities has not been completed.
5. Roadway Repairs on Woodvale: Bids were received from Advanced, Anderson and Felton Asphalt companies to make repairs on Woodvale.

MOTION was made by Bill Meints and seconded by Matt Soldano to accept the proposal from Anderson Asphalt to repair Woodvale Drive.

MOTION WITHDRAWN.

Additional bids for repair of the catch basin will be requested.

6. Damage Issue on Woodvale Drive: Covered.
 7. Tree Trimming: Covered.
 8. Spraying of Ditch between LOWofJ and Southwood: Covered.
- Report on Walkabout: Board members, members of Management, Art Bradley and Bruce Callahan toured certain areas of the Association. Lot # J059 is a common area that is not accessible by the Association. A letter was sent to the owner who has placed man made materials and planted non-native plants in the Mesic Hammock. These items must be removed. The area behind Roseling Circle was checked and two oak trees along the common area and the hedge between LOWof J and Southwood will be trimmed. Letters have been sent to homeowners in Park Estates that border LOW who have been trespassing in the common area. Signs have been ordered to be placed at the back of the properties to remind the owners to stay out of the protected areas. The owner of Lot # J074 on Penny Royal has agreed to trim the two fruit trees to a five foot canopy in February as they are blocking the view of the pond for Lot # J073. A letter was sent to the

owner of the Lots # J612 and J613 to maintain the common area behind their properties.

- D. Secretary – Judie Gollwitzer: Mrs. Gollwitzer will look at catering options tomorrow for the October 23rd Volunteer Luncheon.
- E. Director - Guy Cusumano.
 - 1. Fining Committee Report: MOTION was made by Bill Meints and seconded by Judie Gollwitzer to reinstate the fine against Lot # J178 that was suspended this past April.

MOTION PASSED.

Keys-Caldwell Management Company Report:

- A Property Manager - Jim Kraut
 - 1. Covenant Violations: The violation chart was reviewed and updates were highlighted.
 - 2. Misc. Items: The Park Estates owner with the decorative flag was sent a second letter.

SUB-ASSOCIATIONS

- A. Park Estates: The Board was thanked for doing the walk thru and purchasing signs for the common area.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: No report.
- B. Lakes and Wetlands – Art Bradley: Covered.
- C. Disaster Preparedness – Joe Thiel: Liz Sharp reported that there will be no meeting in August and that Art Bradley will check the emergency generators.
- D. Newsletter & Directory– Judie Gollwitzer: Still collecting information for the directory. The Board is waiting for the attorney to approve the new directory permission slip before any further information is requested. Marie Beima will finish the Sept/Oct newsletter for Mrs. Gollwitzer and have it published.
- E. Security Patrol - Bill Johnson: No report.
- F. Webmaster – Bill Meints: Mr. Meints reviewed the July report, which is attached and made a part of these original minutes. Bob Valenziano received correspondence from Roger Hancock who wrote a poem that was placed on the Association website. The poem can remain on the website for a year if the Association includes the name of Mr. Hancock’s website under the poem. The Board agreed to do so.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: The monument planting started today and should take three days to complete. The Committee will look at the installation of required lighting at the North and South entrances. The Australian Pines around the pump house will be cut back as part of the common area tree

trimming.

- B. Lecture Series – Judie Gollwitzer: The October 19, lecture will begin at 1:00 P. M., with Tom Boeke as the guest speaker. This information will be placed in the newsletter.
- C. Social: Joanne Falvo: The Garage Sale will be held on Saturday, October 15 from 8:00 A. M. - 3:00 P. M., with October 16, as the rain date.

UNFINISHED BUSINESS:

- A. Review Action Item List: The Board reviewed the current list:
 - 1. Bocce Ball Court: To be addressed in the 2012 Budget.
 - 2. Landscape Planting: In process.
 - 3. Neal Homes Agreement: In Process.
 - 4. Letters to 4-5 Residents: Letters regarding encroachment on common ground have been sent.

NEW BUSINESS:

- A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). The Board was questioned about their position on adding fines to an owner's statement. 2). A letter from the Board to the owners of Lot # J347 was torn up by the owner and placed on the meeting room table. 3). The asphalt by the pump house needs to be repaired. 4). The owner of Lot #J059 will provide the Board with a letter giving permission to cross his property to cut the common area behind his unit. 5). Amongst a list of complaints, the Board was questioned as to why no letter had been sent to Lot # J221 for dirty roof, sidewalk, driveway and walls.
- B. Modify Action List: Covered.

MOTION was made by Matt Soldano and seconded by Bill Meints that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:51 P. M. The next Board Meeting is scheduled for September 6, 2011, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary