

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, SEPTEMBER 4, 2012
1:30 P. M.**

Present: Joe Beima, President/Treasurer, Bruce Callahan, Vice President, Judie Gollwitzer, Secretary, Troy Grieco and Dave Masek, Directors. Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Joe Beima, at 1:40 P. M. at the Lakes of Jacaranda 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.

Approval of the Minutes of the Last Board Meeting: MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to approve the minutes of the Board meeting of August 13, 2012, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

A. President- Joe Beima:

1. New Trees: A new Pineapple Palm was planted at the border between Lake of the Woods and Lakes of Jacaranda on Lake of the Woods Drive.
2. Preparations for Isaac: Preparation for Isaac went well; there were items that can be improved upon.

B. Vice President-Bruce Callahan:

1. Power Washing Sidewalks: MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to approve the proposal from Venice Pressure Cleaning, at a cost not to exceed \$1,750.00, with the understanding that the contractor will provide his own water.

MOTION PASSED.

2. General Landscaping by Artistree: Mr. Callahan is meeting with Todd from Artistree every 10 days to two weeks to discuss normal landscape maintenance of the property.
3. Clearing of Australian Pines at Gazebo: Mr. Callahan is waiting for proposals from Artistree to cut the trees back at 30 and 50 feet and to remove up to 30 feet from the property line with a neighboring house.

C. Treasurer.

1. Financial Report: The President reviewed the July report.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to authorize the President to sign the retainer agreement with James C. Richardson, CPA to prepare the 2012 financial review for the Association, as presented.

MOTION PASSED.

2. Delinquencies: The current report was reviewed and is attached and made a part of these original minutes.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to have the Associations lawn contractor cut the lawn at Lot # J072, at a cost of \$500.00, per calendar year.

MOTION PASSED.

Management will send a letter to the owner of Lot # J072, informing her when the work will be done. The expense will be added to the owner's statement.

Management will check with the Association's attorney on the status of Lot # J198.

MOTION was made by Troy Grieco and seconded by Dave Masek to accept the payment plan requested from the owner of Lot # W049, of \$75.00 per week until all past due monies are paid, with payments to begin on September 17, 2012.

MOTION PASSED.

3. Rentals: MOTION was made by Judie Gollwitzer and seconded by Bruce Callahan to approve the three rental applications for Lots # J 442, J481, and W34, as presented.

MOTION PASSED.

Management will send a letter to the owner of Lot # W182 concerning the occupancy of the home.

- D. Secretary – Judie Gollwitzer:
 1. Volunteer Luncheon: The luncheon will be held on Sunday, November 4, from 2:00 – 4:00 P. M. The menu has yet to be determined.
- E. Director - Troy Grieco:
 1. Lighting: A walkthrough of both entrances has been done with David Lutz from Lutz Electric. A second meeting will be scheduled and Mr. Lutz will bring an LED light to test. It may be possible to be awarded a County Grant for all or part of the project.
- F. Director – Dave Masek: He will participate in the September drive thru; he also reported that there are repairs needed to the mail station.

Keys-Caldwell Management Company Report:

- A Property Manager - Jim Kraut
 1. Covenant Violations: Management reviewed and distributed the latest violation chart.
 2. Update on Speed Limit Request: The County will hold a hearing on September 10, to discuss the reduction of the speed limit on Lake of the Woods Drive from 30 to 25 MPH.
 3. Misc. Items: None.

SUB-ASSOCIATIONS

- A. Park Estates: Bud Webber will report to the Park Estates Board on the Roof Committee findings and recommendations for approved materials.

- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Bruce Callahan reviewed the August and September reports, which are attached and made a part of these original minutes. The ARC will do a walkthrough of the newer Neal homes on September 26th.
- B. Lakes and Wetlands – Art Bradley: No report.
- C. Disaster Preparedness – Joe Thiel: No report.
- D. Newsletter & Directory– Judie Gollwitzer: The report is attached and made a part of these original minutes. The newsletter went to print today and will be distributed on September 14 - 15. There is a problem with distribution, which the Board will discuss at the October meeting. The directory data base is current. A Committee will be assembled to work on the new directory.
- E. Security Patrol - Bill Johnson: No report.
- F. Webmaster – Bob Valenziano: No report.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: No report.
- B. Lecture Series: Judie Gollwitzer reviewed her report, which is attached and made a part of these original minutes. Management will refer the request from David Villafana to the Association's attorney.
- C. Social - Bru Murawski: No report.
- D. Writers Group - Kathleen Smith: Next meeting is September 11, at 3:00 P. M.

UNFINISHED BUSINESS:

- A. Plantation Legal Action: Management will request an update from the Association's attorney.
- B. Pool Installation: MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to remove the restriction on the owner of the pool to withhold final payment to the pool contractor as repairs to the common element have been made to the Board's satisfaction.
- C. POD Request: MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to approve the request for the installation of a POD in the driveway of Lot # J538 for a maximum of 72 hours providing that the POD does not block the sidewalk.

MOTION PASSED.

- D. Review Action Item List: 1). Bocce Court: a survey will be taken in the Fall. 2). Lake of the Woods Speed Limit Signs: Covered. 3). Speed Bumps: a survey will be taken in the Fall. 4). Parking on/over the sidewalk: an article has been placed in the September/October newsletter. 5). Pine Removal: Covered. 6). Dirty Sidewalks: Covered. 7). Broken Lights: Covered.

NEW BUSINESS:

- A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). Check with insurance agent for height restrictions for John Vidas. 2). The new LOJ clubhouse trees were paid for from the LOJ budget.

- 3). Areas discussed for speed bumps are Roseling Circle and Cedar Wood.
- B. Modify Action List: No additions.

MOTION was made by Dave Masek and seconded by Judie Gollwitzer that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:34 P. M. The next meeting will be held on October 2, 2012, at 1:30 P. M., at the Lakes of Jacaranda clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary