

MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, SEPTEMBER 9, 2008
1:00 P.M.

Present: Steve Hafer, President, Joe Beima, Vice President, Bill Meints, Treasurer, Guy Cusumano, Secretary, Beverly Weltzien, Director, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Steve Hafer, at 1:02 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.

Reading of the Minutes of the Board Meeting of August 5, 2008, and the special meeting of August 14, 2008: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of the Board meeting of August 5, 2008, as presented.

MOTION PASSED.

(For: Beima, Cusumano, Hafer, Meints. Abstention: Weltzien).

MOTION was made by Guy Cusumano to approve the minutes of the Board meeting of August 14, 2008, as presented.

MOTION PASSED.

(For: Beima, Cusumano, Hafer, Meints. Abstention: Weltzien).

Resignations and Appointments: Steve Hafer reported that Greg Fahey resigned from the Board of Directors. Beverly Weltzien was appointed by the board to fill the position.

Comments from Homeowners:

- Resident did not agree with certain parts of the official minutes of the August 5, 2008 and read her rendition of those minutes.
- There are 100 people signed up for the Holiday Dinner – 11/30. Tables are still available.
- 24 of the needed 45 signed up for the bus trip to the Hard Rock Café. Openings are still available.
- The Garage Sale notice has been called into the newspaper and will be held on November 1st with a rain date of November 2nd.
- The Board was thanked for providing hurricane update information to the homeowners.

REPORTS -

A. President's Report: Steve Hafer

1. Vandalism at Gazebo: 40 mailbox doors were glued shut at the gazebo and the post and rail fence at the walkway entrance was damaged.
2. Proposed Cell Tower: A proposed tower is planned to be erected less than 500 feet from the community's property line. An impact study was done for Plantation and Woodbridge, but Lake of the Woods of Jacaranda was not included. A new study will be done that includes the Association.
3. South Entrance Lights: Spot lights were repaired and broken a second time. Nightlites put them back in service at no additional cost. Total repair: \$3,100.00.

4. Association Website Report: Bill Meints presented the August Website Report to the Board. It is attached and made a part of these original minutes.
5. Meeting with Park Estates: The next meeting is scheduled for October 9, 2008, at 7:00 P.M. at the LOJ Clubhouse.
5. Lot J50: The Board of Directors discussed the trimming of a tree that overhangs the rear of the lot. The Tree is on Park Estates property and in a conservation area. The owner will contact the Park Estates Board and inquire about possible removal.
6. Correspondence from Attorney: Two letters were sent to two owners, which will be covered under New Business.

B. Treasurer's Report: Bill Meints

1. Financial Report: July report was reviewed, which is attached and made a part of these original minutes.
2. Status Report on Delinquencies: MOTION was made by Bill Meints to proceed with collections against any owner delinquent on dues from January and July, with Intent to File Liens applied after 15 days.

MOTION PASSED.

3. 2009 Budget: Committee Chairs and Board Members need to provide budget requests for their committees by the October meeting. Management will send budget increase letters to all vendors. A master contract list with due dates will be assembled as the budget is created to determine a schedule for future planning.
4. 2009 Audit: MOTION was made by Bill Meints to approve the proposal from the Association's CPA firm, James B. Richardson, CPA, to perform a compilation at a cost of \$1,500.00 plus \$500.00 to cover all other required reports.

MOTION PASSED.

C. Manager's Report: Jim Kraut

1. Covenant Violations: Management distributed the most recent violation chart.
2. Status of Rentals: The most recent rental report was provided to the Board. The three new suspected rentals do not appear on the official rental list. Management was instructed to send a letter to all three unit owners requesting an application and/or rental agreement for the occupied properties.
MOTION was made by Bill Meints to approve a fine for all three rentals, if they do not provide the application and/or rental agreement upon request.

MOTION PASSED.

3. Lot 14: Management was instructed to send a letter for repeated violations of a dirty pool, torn screens, and a portable air conditioner. Violation fines will apply.

D. Committee Reports:

- Lakes and Wetlands Committee: Art Bradley reported that he is working on aquatic growth estimates, but repairs must wait until the high waters recede.
- Architectural Review Committee: Joe Beima has resigned from the committee to comply with the limit of 2 board members serving on it. Beverly Weltzien and Guy Cusumano will remain. A request to fill the vacancy was announced. It was reported that most people are complying with the architectural guidelines.
- Emergency Preparedness Committee: Joe Thiel read his report, which is attached and made a part of these original minutes. Mr. Thiel gave the Board an award presented to the

Association by Sarasota County, in recognition of the work done by his committee. Our community is only the second one in Sarasota County to receive this award.

- Committee for a Better Community: Denise Sudia had nothing to report, awaiting board response to the August report. Joe Beima will coordinate the Board's response, which will be made at the October meeting.

E. Directors Reports:

- Joe Beima: No Report.
- Guy Cusumano: Mentioned that there is a petition from the community addressing suggestions for the Committee for a Better Community.
- Bill Meints: A letter needs to be sent to Grassy Oaks II authorizing them to put up a water variance sign.
- Beverly Weltzien: Reviewed her e-mails of September 1, 2008 in reference to the preferred mode of communication for board members and suggested that Lake of the Woods be referred to as the Master Association.

F. Unfinished Business:

1. Sidewalk Repairs and Grinding: MOTION was made by Bill Meints to table a decision on reimbursement until a legal interpretation of sidewalk ownership throughout the community is received from the Association's attorney.

2.

MOTION PASSED.

3. Status of Sidewalk Repairs at Lot 73: MOTION was made by Joe Beima to refer this matter to the Association's attorney for interpretation.

MOTION PASSED.

G. New Business:

1. Authorization to proceed with Small Claim Re Petsch of Southwood: MOTION was made by Joe Beima to take this matter to small claims court, after positive review by the Association's attorney.

2.

MOTION PASSED.

3. Authorization to proceed with Legal Proceedings Re Lot W137: MOTION was made by Steve Hafer to proceed with the lawsuit against the owner of Lot W137.

MOTION PASSED.

4. Architectural Review Committee Membership: Covered

5. Letter regarding Alternate Website: MOTION was made by Bill Meints to approve the mailing of a letter from the Board of Directors to the Webmaster and two other associated individuals, as soon as possible.

MOTION PASSED.

6. Permission to allow Trappers on Association Property Re Wild Pigs: MOTION was made by Steve Hafer to permit the trapper access to Association property to remove wild pigs due to destruction of property.

MOTION PASSED.

7. Swale along Southwood: MOTION was made by Beverly Weltzien to spray the swale along the Southwood property line after the rainy season has ended and send ½ of the total bill to the Southwood Master Association for payment.

MOTION PASSED.

H. Resident's Comments.

Requests for Items to be placed on the Agenda: Steve Hafer reminded owners that any requests for agenda items must be submitted in writing to the offices of Keys-Caldwell.

- I. Adjournment: MOTION was made by Steve Hafer that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:44 P. M. The next meeting of the Board will be October 7, 2008, at 1:00 P. M. at the clubhouse.

James S. Kraut
For the Secretary

Minutes Approved:

Date_____