

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, JANUARY 8, 2013
3:00 P. M.**

Present: Bruce Callahan, President, Troy Grieco, Vice President, and Dave Masek, Director. Jim Kraut for Management and owners in the audience. Absent: Helmine Junger, Treasurer, Judie Gollwitzer, Secretary.

The meeting was called to order by the President, Bruce Callahan at 3:00 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 Troy Grieco and seconded by Dave Masek to approve the minutes of the Board meeting of December 4, 2012, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

A. President- Bruce Callahan.

1. Survey Mailing: The votes of the survey mailing are being tabulated and will be announced at the 2013 Annual Meeting. No Board members will know the counts until then.
2. Open Positions: Tom Gaines and Paul Redecha have submitted their names for the two positions open in 2013.
3. Hog Update: As of today, 18 hogs have been trapped at a cost to the Association of \$900.00. Trapping will continue but not at Association expense.
4. Sidewalk Ownership on LOW Drive: The ownership and maintenance issues have been referred to the Association's attorney. No new sidewalk cleaning/maintenance letters will be sent until the legal opinion has been rendered.
5. Pine Removal Proposal: The Board is waiting for an estimate to clear a 30' by 130' area of Australian Pines between the mail station and Cedarwood.

B. Vice President-Troy Grieco:

1. Artistree Temporary Community Representative: A new rep has yet to be assigned.
2. Mulching Along Lake of the Woods Drive: Mulch is needed in the tree rings along LOW Drive.
3. Cell Phone Tower: Nelson Ritner sent an e-mail to the Board regarding the cell phone tower notice, informing the Board that they did not need to attend the hearing.
4. Dog Waste Issues: Not much the Association can do but to remind owners in the newsletter to be good neighbors and pick up after your animals.
5. Tree Trimming: Waiting for requested estimate from Artistree.

- C. Treasurer-Helmine Junger.
1. Financials: Management reviewed the November financial report.
 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 Troy Grieco to approve the proposed payment plan of \$200.00 per month from the owners of LOJ 488, as presented.

MOTION PASSED.

MOTION was made by Bruce Callahan and seconded by Troy Grieco to accept the most recent short sale settlement offer from the owners of LOW 169, including \$500.00 from the realtor, as presented.

MOTION PASSED.

MOTION was made by Troy Grieco and seconded by Dave Masek to take the owners of LOW 169 to small claims court to collect the remaining balance owed to the Association, after the short sale is completed.

3. Rentals/Sales: None.

D. Secretary – Judie Gollwitzer: No report.

E. Director – Dave Masek.

1. Mail Station Update: The work has been completed and has come in under budget. The outside bulletin board was not relocated under the mail station roof. The President thanked Dave Masek and John Vidas for their hard work on this project.
2. Signage Update: The old signs around Lake Meredith have been ordered. The new Lakes of Jacaranda sign has been delivered today and looks great.

Keys-Caldwell Management Company Report:

A Property Manager - Jim Kraut

1. Covenant Violations: Management reviewed and distributed the latest violation chart and recommended that LOJ 612 and LOJ 035 be turned over to the Fining Committee.

MOTION was made by Troy Grieco and seconded by Dave Masek that Bruce Callahan be appointed as the Board representative to the Fining Committee.

MOTION PASSED.

2. Misc. Items: None.

SUB-ASSOCIATIONS

- A. Park Estates: The annual meeting was held in December with two new directors, Daryl Billington and Tom Gaines, elected to the Board. The holiday decorations were put up and taken down. The mailbox issue is still open.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Bruce Callahan reported that the Committee met yesterday to review the 10 applications submitted; eight were approved and two are still pending.
- B. Lakes and Wetlands – Art Bradley: No report.
- C. Disaster Preparedness – Joe Thiel: No report.
- D. Newsletter & Directory– Judie Gollwitzer: The directory is still being worked on. The latest newsletter has just gone out.
- E. Security Patrol - Bill Johnson: Troy Grieco requested that no new signs be ordered without first obtaining Board approval.
- F. Webmaster – Bob Valenziano: Management reviewed the report, which is attached and made a part of these original minutes.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: Bruce Callahan reported that the Committee will meet soon.
- B. Lecture Series: No report.
- C. Social - Bru Murawski: Bruce Callahan stated that the Christmas party was a great success with 134 people in attendance. Pat Ritner will chair the next Christmas party, which will be held on December 12, 2013, at the Jacaranda Country Club.

MOTION was made by Bruce Callahan and seconded by Troy Grieco for the Association to provide \$500.00 towards the funding of the 2013 Christmas party.

MOTION PASSED.

- D. Writers Group - Kathleen Smith: No report.

UNFINISHED BUSINESS:

- A. Review Action Item List: 1). Bocce Court: Survey results being counted. 2). Speed Bumps: Survey results being counted. 3). Pine Removal: Covered. 4). Gazebo and Mail Station: Complete. 5). Notify David Villafana: Complete.

NEW BUSINESS:

- A. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). An owner objected that LOJ pay any money toward the Christmas party as it is a party for everyone in the Association.

MOTION was made by Bruce Callahan and seconded by Troy Grieco to rescind the motion providing \$500.00 from LOW to fund the 2013 Christmas party.

MOTION PASSED.

MOTION was made by Bruce Callahan and seconded by Troy Grieco for the Association to provide \$1,000.00 towards the funding of the 2013 Christmas party.

MOTION PASSED.

- 2). There are two illegal "For Sale" signs in the Association; Management will contact the owners and request that be removed within 15 days.
- B. Modify Action List: None.

MOTION was made by Bruce Callahan and seconded by Dave Masek that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:54 P. M. The next meeting will be held on February 5, 2013, at 3:00 P. M., at the Lakes of Jacaranda clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary