

**NOTICE
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
FRIDAY, MAY 7, 2021
BY VIDEOCONFERENCE/TELECONFERENCE
10:00 A.M.
AGENDA**

1. Call to order and Establish Quorum
2. Approval of Previous Meeting Minutes, April 2, 2021
3. Meeting Decorum, Resignations and Appointments
4. Reports of Officers:
 - A. President: Jerri DeKriek
 1. Towing signs
 2. Gated community
 3. Compliance Committee
 4. ARC report update
 - B. Vice President: Rob McCoy
 - C. Treasurer: Patrick Kopfle
 1. Financials
 - D. Secretary: Joan High
 1. Bike path benches update
 - E. Director: Jeff Carman
5. Keys-Caldwell Report
 - A. Discussion with attorney regarding sidewalks
6. Sub Association Reports
 - A. Park Estates
 - B. Lakes of Jacaranda
 - C. Grassy Oaks II
 - D. Grassy Oaks III
7. Committee Reports:
 - A. Architectural Review
 - B. Lakes and Wetlands
 - C. Landscape Committee
 - D. Communications Committee
8. Unfinished Business:
9. New Business
10. Owners Comments
11. Adjournment: next meeting: June 4, 2021

THIS WILL BE A VIDEOCONFERENCE/TELECONFERENCE. INFORMATION FOR ACCESSING THE MEETING FROM YOUR PERSONAL DEVICE WILL BE FOUND ON OUR WEB SITE (LOWOFJ.COM) THE MORNING OF 05/07/21.

**MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
FRIDAY, MAY 7, 2021
10:00 A. M.**

Present: Jerri DeKriek, President, Patrick Kopfle, (Via Zoom), Treasurer, Joan High, (Via Zoom), Secretary, Jeff Carman, (Via Zoom), Director, Jim Kraut for Management and owners in the Zoom audience. Excused: Rob McCoy, Vice President.

The meeting was called to order by the President, Jerri DeKriek, at 10:00 A. M. at the office of Keys-Caldwell, Inc. Roll was called and a quorum was established. Proof of Notice of Meeting and Agenda were 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 Joan High and seconded by Patrick Kopfle to approve the minutes of the Board meeting of April 2, 2021, as submitted.

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.

Resignations and Appointments: None.

DIRECTOR REPORTS

A. President – Jerri DeKriek.

1. Towing Signs: 1) Management will contact the Association's attorney to request clarification on the Master Board's authority to tow vehicles in the sub-associations and if the sub-associations need to vote to permit towing, and if towing should be the responsibility of the Compliance Committee.
2. Gated Community. 1). A request to make LOWofJ a gated community cannot be acted upon as LOW Drive is a County road. 2). It was suggested that the Board should look at installing cameras in the Community for speeding, theft and vandalism issues.
3. Compliance Committee: MOTION was made by Patrick Kopfle and seconded by Joan High that all Lots on the attached list that have not cured their violations as of now, be assessed the \$100 per day fine which has already reached the \$1,000 maximum.

MOTION PASSED.

4. ARC Report: Carol Thompson reported that ARC requests can now be submitted online through the Keys-Caldwell App. It will be a quicker turn around and the Board will have the ability to review prior to the meeting and see if any required information is missing, which will give the owner the opportunity to provide the needed information so that the request can be voted on at the Monday ARC meeting.

B. Vice President – Rob McCoy: Covered.

C. Treasurer - Patrick Kopfle.

1. Financials: The Association is in good financial shape and there is money available for all planned projects.

D. Secretary – Joan High.

1. Bike Path Benches Update: 1). Joan, Carol, Patrick and Rob were recognized for their hard work on this project. 2). Joan High reviewed her report, which is attached and made a part of these original minutes. 3). Bike riders using the trail need to inform walkers when they are approaching them from behind. 4). A maintenance program will be set up to clean the benches on an annual basis. 5). The benches are getting a lot of use.

- E. Director – Jeff Carman – Neighborhood Watch: Mr. Carmen will create an email blast to be sent out to all owners asking for volunteers to contact him if they are interested in volunteering for the Security Patrol.

Keys-Caldwell Management Company Report. Property Manager - Jim Kraut.

1. Drive Through Report: There were 32 violations noted in the last drive through, the majority of which were for dirty sidewalks, driveways and roofs. The idea of having the Master Association take over the cleaning of the sidewalks was discussed and dismissed as impractical.

SUB-ASSOCIATIONS

- A. Park Estates: Sharon Cullinan reported that PE has completed the repairs/replacements of the common sidewalks at a cost of approximately \$6,000 and that owners are responsible to pay for their own. The County portion of the sidewalk repair project is ongoing with sod replacement and road repair not completed.
- B. LOJ: Major repairs will be done at the clubhouse with the removal of the pergolas, fence and gate repairs and adding security cameras. The clubhouse area will be closed for about one week while the project is being completed. Meetings or functions in the interior of the clubhouse will now be mask optional, with three-foot social distancing and a maximum of 15 persons allowed.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review – Carol Thompson: There were 30 + requests this month all but one of which were approved. The majority of the requests were roof replacement and painting.
- B. Lakes and Wetlands – Art Bradley: 1). Emails have been received about the islands of vegetation in the lakes. These are caused by the lack of rain and will be covered up once the water levels rise again. 2). Owners were reminded not to use their line trimmers down to the waters' edge because this may cause algae blooms. A minimum width of three feet is recommended around the edge.
- C. Landscape - Carol Thompson: 1) The "volunteer" Australian Pines need to be removed. 2). There are five irrigation wells in the Master Association. 3). Six dead oak trees have been removed at the North entrance, which has uncovered more lower areas that need to be cleaned out to protect a Magnolia tree. 4). The mulching in this area is too deep and will be distributed at the proper depth. 5). Once completed, landscape proposals for this

area and the monuments will be requested. 6). The monuments and common area sidewalks will be power washed in October. 7). Committee meetings will begin again starting next Wednesday and will be held on the second Wednesday of each month at 9:00 A. M. at the clubhouse. All Committee are assigned a specific area of responsibility.

MOTION was made by Jerri DeKriek and seconded by Joan High to authorize Carol Thompson to use the next three months to determine if Artistree is able to perform the landscape functions needed by the Association, as then, provide the Board with a recommendation on how to move forward with the landscape contract.

MOTION PASSED.

- D. Communications: More owners need to sign up on the email distribution list so we can send out information electronically and cost effectively. Management will send a copy of the registration instructions to Sharon Cullinan so she can distribute to the PE owners.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

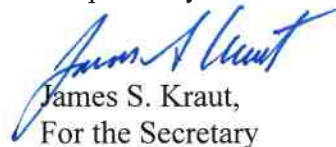
OWNER'S COMMENTS: 1) Q: Why are the pergolas being removed and not repaired? A: Too much damage has been done and the replacement cost is over \$50,000. 2). Q: What is the status of the completion of the mother-in-law suite that has been going on for more than one year? A: A letter requesting information will be sent by Management. 3). Q: Will we create another paper directory? A: Not at this time.

MOTION was made by Joan High and seconded by Jeff Carmen that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 11:46 A. M. The next Board meeting will be held on June 4, 2021, at 10:00 A.M., at the clubhouse and via Zoom.

Respectfully submitted,


James S. Kraut,
For the Secretary

**UPDATE ON BUDGET FOR BENCHES
AND CEMENT PADS**

April 26, 2021

ORIGINAL BUDGET	\$10,000.00	(this was for 8 benches)
SPENT	\$ 5,212.96	
LEFT OVER	\$ 4,787.04	
ADDITIONAL FUNDS	\$ 2,000.00	(VOTED AT LAST MEETING)
TOTAL WE CAN SPEND	\$ 6,787.04	
PURCHASED 3 NEW ONES		\$ 1,499.86
ASSEMBLE 3 NEW BENCHES		\$ 200.00
12 CONCRETE PADS		\$ 5,900.00
TOTAL NEW EXPENSE		\$ 7,399.86
OVER BUDGET	\$ 612.82	

**ORINALLY WE WERE OVER BUDGET BY \$1,528.07, BUT I REBID
THE JOB AND GOT LOWER PRICING.**

Submitted by Joan High

Meeting Date	LOT #	Residents Address	1st notice	Violation	Residents Response
May-21	LOW130	505 Cedarwood	2/19/2021	Repair the broken window in the vehicle	
May-21	LOW130	505 Cedarwood	2/19/2021	violation: parking car overnight in street	
May-21	J384	818 Coral Bean Cove	12/3/2021	Roof - Clean the roof	
May-21	J346	827 Dahoon Circle	12/3/2021	Sidewalk - Clean the sidewalk	Work was done on 4/1/2021 by Gorilla Klean
May-21	W160	433 Lake of the Woods Dr	1/29/2021	Roof - Clean the roof	
May-21	J261	695 May Apple Way Unit	4/1/2021	Vines - Remove the vines	

Meeting Date	LOT #	Homeowners Contact	Residents Address	1st notified	Violation	Residents Response
13-Apr-21	LOW142	Jonathan Oexmann	553 Silk Oak	7/1/2020	07/01/2020 - Weeds in planting Beds and on Sidewalks	I had a lawn service stop coming without notice back in January and have been trying to hire a new company since then. I found one who mowed yesterday and will continue to maintain the yard. I received the notices last week about the weeds in the flower beds and my new company is going to take care of that hopefully this next week. ** If completed by hearing date, and pass inspection, the case will be closed. Otherwise he may be fined **
13-Apr-21	LOJ020	Janet Gallaher's Son	378 Roseling Circle	12/31/2019	Repair of Driveway Raised approx. (1 inch)	Janet Gallaher's Son responded that driveway was sanded down 5 years ago. Also Responded that Roof would be cleaned soon.
13-Apr-21	LOJ518	Kenneth Schulte	605 Silk Oak Dr	10/1/2020	Landscaping: Trim Shrubs / Weeds in beds	Responded 12/12/2020 : Believes that Our landscape company is responsible for the trimming of shrubs and trees.
13-Apr-21	LOJ518	Kenneth Schulte	605 Silk Oak Dr	10/1/2020	Car Blocking Sidewalk and Expired license Plates	Responded 12/12/2020 : Believes that there is no completed Sidewalk so he has the right to block it.