

**NOTICE
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
FRIDAY, AUGUST 6, 2021
BY VIDEOCONFERENCE/TELECONFERENCE
10:00 A.M.
AGENDA**

1. Call to order and Establish Quorum
2. Approval of Previous Meeting Minutes, June 4, 2021
3. Meeting Decorum, Resignations and Appointment
4. Reports of Officers:
 - A. President: Jerri DeKriek
 1. Parking stickers
 2. Storage unit
 3. Community Service
 - B. Vice President: Rob McCoy
 1. Compliance Committee
 - C. Treasurer: Patrick Kopfle
 1. Financials
 - D. Secretary: Joan High
 1. Signs for Lake Meredith Path
 - E. Director: Jeff Carman
 1. Hot Wire presentation – Will Burke
5. Keys-Caldwell Report
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: September 3, 2021

**THIS WILL BE A VIDEOCONFERENCE/TELECONFERENCE MEETING
FORMATION FOR ACCESSING THE MEETING FROM YOUR PERSONAL DEVICE
WILL BE FOUND ON OUR WEB SITE (LOWOFJ.COM) THE MORNING OF 08/06/21.**

**MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS' ASSOCIATION, INC.
FRIDAY, AUGUST 6, 2021
10:00 A. M.**

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

The meeting was called to order by the President, Jerri DeKriek, at 10:02 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 Jeff Carmen and seconded by Joan High to approve the minutes of the Board meeting of June 4 and June 23, 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. Parking Sticker: Parking stickers are available but are purely voluntary.
2. Storage Unit: A group of volunteers need to inspect the storage area and determine what belongs to what Association and what should be removed. Park Estates has old files and Christmas decorations in there that Sharon Cullinan will go through. There are old chairs from LOJ in there as well that Barbara O'Brien will check on. Once everything has been sorted out, those Associations that have items in storage, will contribute towards the monthly rental.
3. Community Service: Carol Thompson reported that she is working with 12 year old twins from the neighborhood who are in the Young Marines program. They are working on specific tasks along the Lake Meredith bike path. A list of their tasks is attached and made a part of these original minutes. If there are any other people who are interested in performing community service, they should contact the President.

B. Vice President – Rob McCoy.

1. Compliance Committee: Compliance letters did not go out as scheduled because of a software malfunction. The issue has been resolved and Management is re-establishing the compliance drive through list so that any lots that have received three violation letters can be fined or turned over to the Association's attorney for enforcement. Management will provide a list of lots with at least three violations to the Board for review.

- C. Treasurer - Patrick Kopfle.
 - 1. Financials: The Association is in good financial shape through July and there is money available for all planned projects.
- D. Secretary – Joan High.
 - 1. Signs for Lake Meredith: The Secretary will email an example of what the proposed sign(s) would look like.
- E. Director – Jeff Carman.
 - 1. Hot Wire Presentation-Will Burke: After a lengthy discussion, the Board requested that Jeff Carmen request a written proposal that can be sent to the Board for review.
- F. Keys-Caldwell Management Company Report. Property Manager - Jim Kraut.
 - 1. The Board discussed some photographs of the rear of some homes that show air conditioners not being totally enclosed, and pool and water treatment equipment not being enclosed at all. There are enforcement issues here but also ARC issues because of the technological changes to the equipment making them taller than previously manufactured and therefore exceeding the height of the enclosure.

SUB-ASSOCIATIONS

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

STANDING COMMITTEE REPORTS:

- A. Architectural Review – Carol Thompson: Rob McCoy reviewed the ARC requests for July, which is attached and made a part of these original minutes. There were 13 requests with 3 from LOW and 10 LOJ.
- B. Lakes and Wetlands – Art Bradley: 1). Thank goodness for the rain. The lakes are now filled up enough to access areas where invasive plants need to be removed. 2). There are more people fishing in the lakes and there is not a sufficient number of “Beware of Alligator” signs to cover all lake access areas. Mr. Bradley will provide the Board with a count of signs needed and a recommended sign style. 3). Mr. Bradley responded to the question of whether we have ever dredged the lakes, with an answer of “No”.
- C. Landscape - Carol Thompson: 1) She is working to get to know the Brightview people better. They are out there mowing today. No mowing was done last week because of rain.

MOTION was made by Jeff Carmen and seconded by Rob McCoy to approve up to \$1,300 for the Lake Meredith pump repair with the final selection of the contractor to be made by the Treasurer.

MOTION PASSED.

(For: Carmen, Dekriek, Kopfle, McCoy. Abstain: High).

MOTION was made by Patrick Kopfle and seconded by Rob McCoy to approve the seven separate proposals from Brightview for irrigation and landscape repairs at the North and South entrances at a cost not to exceed \$8,000.

MOTION PASSED.

D. Communications: None.

UNFINISHED BUSINESS.

A. Signage: The Secretary and the Treasurer will work together on the North and South Entrance signage.

NEW BUSINESS: None.

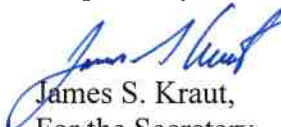
OWNER'S COMMENTS: 1) An owner stated that there is still an outstanding issue with sidewalk ownership and maintenance. He will send the Board an email outlining his concerns. 2). An owner of LOJ575, Rachele Lorensen stated that the Association needs to work harder to get owners to provide their email addresses so that they can be contacted and become involved in the Community. Carol Thompson volunteered to work with Mrs. Lorensen to make this happen. 3). The lights at the North entrance have still not been repaired. It was stated that there has been vandalism of the lights at the North entrance, which may be part of the problem. 4). The Board and volunteers were thanked for their hard work on behalf of the Community.

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

MOTION PASSED.

The meeting was adjourned at 12:05 P. M. The next Board meeting will be held on September 3, 2021, at 10:00 A.M., via Zoom.

Respectfully submitted,


James S. Kraut,
For the Secretary

LOWOJ ARC REQUEST 2021

Month	2021 Total
Jan	26
Feb	24
Mar	15
Apr	31
May	9
Jun	22
Jul	13
Aug	0
Sep	0
Oct	0
Nov	0
Dec	0

Total 2020	140
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Month	Paint house	Hurricane Improvements	Remove Trees	Replace Roof / Gutters	Build Pool / Spa / Lanai	Driveway / Pavers	Front Door / Garage	Landscape / Lights Changes	Misc	Total per month
Jan-21		6	2	5	6	3		2	2	26
Feb-21		7		4	6	3	3	1		24
Mar-21		2	2	2	2	1	1	1	2	15
Apr-21		4	2	6	8	4	1	2	2	31
May-21		1	1	2	4	0	0	1	0	9
Jun-21		4	4	4	3	2	0	3	0	22
Jul-21		3	3	1	2	0	0	0	1	13
Aug-21		0	0	0	0	0	0	0	0	0
Sep-21		0	0	0	0	0	0	0	0	0
Oct-21		0	0	0	0	0	0	0	0	0
Nov-21		0	0	0	0	0	0	0	0	0
Dec-21		0	0	0	0	0	0	0	0	0
YTD Total		27	14	24	31	13	5	10	7	140

	Total Apprv	Total Denied	Total Pending	Total Apps
Jan-21	24	2	0	26
Feb-21	21	0	3	24
Mar-21	15	0	0	15
Apr-21	29	0	0	29
May-21	9	1	0	10
Jun-21	21	0	1	22
Jul-21	13	0	0	13
Aug-21	0	0	0	0
Sep-21	0	0	0	0
Oct-21	0	0	0	0
Nov-21	0	0	0	0
Dec-21	0	0	0	0
Total 2021	132	3	4	139