

**MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS' ASSOCIATION, INC.
FRIDAY, OCTOBER 1, 2021
10:00 A. M.**

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

The meeting was called to order by the President, Jerri DeKriek, at 10:01 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.

The President announced that Patrick has had some health issues but is doing much better and should be home soon.

Approval of the Minutes of the last Board meeting: MOTION was made by Joan High and seconded by Rob McCoy to approve the minutes of the Board meeting of September 3, 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. Annual Meeting Format: The 2022 annual meeting will be held by Zoom on February 8. There are three Board seats that will come open at this meeting: Jerri DeKriek, Joan High, and Jeff Carmen.
2. Requirements for Collections: Florida Statutes regarding collections was changed in July to add an extra 30 days to the collection process and has added an extra step that cannot be completed by the Association attorney. This new step cannot be billed to the delinquent owner but instead must be paid for by the Association.
3. Holiday Decorations: The President reviewed the current regulations, which are attached and made a part of these original minutes and will be e-blasted to the owners. After discussion by the Board and owners, it was decided that no changes will be made at this time, but some might be made in the near future.

B. Vice President – Rob McCoy.

1. Compliance Committee: There are currently 26 third letter open violations. Mr. McCoy and Warren Wood from Management will check each of these violations to determine if fines are still warranted and provide a report at the next Board meeting.

- C. Treasurer - Patrick Kopfle.
 - 1. Financials: 1). Management reported that the Association is in good financial shape through August. 2). The 2022 budget meeting will be held on Friday, October 8, at 3:00 P.M. 3). Biggest items to review are the Roads and Landscape Reserves.
- D. Secretary – Joan High: No report.
- E. Director – Jeff Carman.
 - 1. Sidewalk Vendor: Mr. Carman will meet with Management to find vendors willing to provide proposals to level/grind sidewalk sections.
- F. Keys-Caldwell Management Company Report. Property Manager - Jim Kraut.
 - 1. Drive Through: The last drive through was done on Tuesday and most letters generated were for weeds and trimming. Management is working on an annual form regarding monthly inspections and items to focus on in those particular months. The form will be sent to the Board for review.

SUB-ASSOCIATIONS

- A. Park Estates: No report.
- B. LOJ: Board meeting start time has been changed from 8:30 A. M. to 9:00 A.M. starting in November.
- 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 log for September, which is attached and made a part of these original minutes. 2). The Committee will discuss extending the current six - month timeline for ARCs because of material shortages. 3). ARC requests are now being approved online and the system is working well.
- B. Lakes and Wetlands – Art Bradley: 1). There are some complaints about Chara growth that are being addressed, but most people seem genuinely pleased about the condition of lakes. 2). Mr. Bradley will work with Management to order “Beware of Alligators” and “No Trespassing” signs.
- C. Landscape - Carol Thompson: 1) The irrigation at the Monuments is scheduled for replacement. 2). The South entrance lighting has been repaired. 3). The irrigation change out will be happening over the next two weeks. 4). There is one tree with Hardwood Ganoderma that needs to be removed.
- D. Communications: None. Please remove from the agenda.

UNFINISHED BUSINESS: None.

NEW BUSINESS: 1). There was a question about the use of charcoal grills in lanais. Management will attach the current Fire Code for grills to these original minutes.

OWNER’S COMMENTS: 1) There are complaints about the vacant lot at 709 Fringed Orchid being used as a parking area and a dog park. Management will check with the County about signage and enforcement of this area. 2). The County is clearing invasive plants from the Preserves.

MOTION was made by Joan High and seconded by Rob McCoy that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 10:52 A. M. The next Board meeting will be held on November 5, 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	11
Sep	14
Oct	0
Nov	0
Dec	0

Month	Paint house	Hurricane Improvements	Remove Trees	Replace Roof / Gutters	Build Pool / Spa / Lanai	Driveway / Pavers	Front Door / Garage	Landscape / Lights Changes	Misc / Solar Panels/previous	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	1	0	5	4	0	0	0	11
Sep-21		6	1	0	4	0	0	0	0	14
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		33	16	24	40	17	5	10	7	165

Total 2020	165
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	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	11	0	0	11
Sep-21	11	1	2	14
Oct-21	0	0	0	0
Nov-21	0	0	0	0
Dec-21	0	0	0	0
Total 2021	154	4	6	164