

BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS' ASSOCIATION, INC.
FRIDAY, DECEMBER 3, 2021
10:00 A. M.

Present: Jerri DeKriek, President, Rob McCoy, (Via Zoom), Vice President, Chantal Arnassan, (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 10:00 A. M. at the office of Keys-Caldwell, Inc. Roll was called, and a quorum was established. Proof of Notice of Meeting was mailed at least 14 days in advance, with 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 Jeff Carman and seconded by Rob McCoy to approve the minutes of the Board meeting of November 5, 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. Proposed Budget for 2022: MOTION was made by Jeff Carman and seconded by Rob McCoy to approve the proposed 2022 budget, as mailed to all owners.

MOTION PASSED.

2. Christmas Decorations Date Change: It was the consensus of the Board of Directors to change the holiday decorating start date to the day after Thanksgiving.
3. Construction Truck and Materials at an LOW Lot: A letter will be sent to the owner of Lot W 147 requesting that all construction materials and vehicles be removed from his driveway immediately.

B. Vice President – Rob McCoy.

1. Compliance Committee: There are five Lots that have received the third violation letter and have not corrected the violation listed.

MOTION was made by Joan High and seconded by Rob McCoy to impose a \$100 per day fine, up to \$1,000, with a starting date of December 3, 2021, to Lots # J384, # J072, # J484, #W118, and #W132, and turn these Lots over to the Compliance Committee for review and determination of approval of fines.

MOTION PASSED.

C. Treasurer – Chantal Arnassan.

1. Financials: There are many areas in the budget that include increases for 2022.

D. Secretary – Joan High: Still working on bids for sidewalk cleaning.

- E. Director – Jeff Carman: He is working with other owners who are paying maintenance fees for one and one half lots, to determine if they should be charged for one lot only. Mr. Carman has provided supporting documents to the Board that have been forwarded to the Association attorney for review.
- F. Keys-Caldwell Management Company Report. Property Manager - Jim Kraut: No report.

6. SUB-ASSOCIATIONS

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

7. STANDING COMMITTEE REPORTS:

- A. Architectural Review – Carol Thompson: Rob McCoy reviewed the ARC requests log for November, which is attached and made a part of these original minutes. 2). Carol Thompson reported that there are a few applications that are on hold waiting for additional information and one denied. 3). There are numerous roofs being installed and a lot of positive activity in the Community.
- B. Lakes and Wetlands – Art Bradley: 1). Everything is quiet. 2). Tilapia have been removed from the lakes.
- C. Landscape - Carol Thompson: 1) The Committee is working with the removal of Laurel Oaks at the North entrance. 2). The large Laurel Oak on Woodvale has been tested, appears to still be alive and will be tested again in the Spring. 3). Spraying for ants is done twice per month but because of comments made during this meeting, spraying frequency will be increased. 4). Grass growing in the bike path will be treated. 5). The leak in the Lake Meredith irrigation pump has been repaired. 6). The planting of the North and South entrances has been completed. 7). Heartfelt thanks to those who put up the holiday decorations at the North and South entrances: Carol Thompson, Debbie and Scott Hewitt, Nancy Quinn, Bob & Rachelle Lorenson and Harry Maroulkas.

8. UNFINISHED BUSINESS: None.

9. NEW BUSINESS.

- A. Storage Unit: The President and Vice President will inspect the storage unit in the next few weeks to see what items may be sold/disposed of.

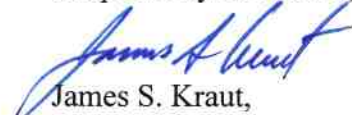
OWNER'S COMMENTS: 1). The Board should look into installing electric vehicle charging stations. 2). An owner stated that she received a violation letter, responded by letter, as instructed and then received a second violation letter. The issue was not resolved until she responded through the website. This needs to improve. 3). An action plan needs to be developed for the roads, some of which looked "patched". A committee of members will be assembled to address this issue and provide an up-to-date plan on how to proceed.

MOTION was made by Jeff Carman and seconded by Chantal Arnassan that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 11:17 A. M. The next Board meeting will be held on January 7, 2022, 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	32
Nov	17
Dec	0

Total 2020	214
-------------------	------------

Month	Paint house	Hurricane Imprv / Generator	Remove Trees	Replace Roof / Gutters	Build pool / Spa / Lanai	Driveway/ Pavers / Fence	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	1	0	0	0	14
Oct-21		8	5	2	6	4	1	0	2	32
Nov-21		5	4	0	2	1	2	0	2	17
Dec-21		0	0	0	0	0	0	0	0	0
YTD Total		46	25	26	48	23	8	10	11	214

	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	1	12
Sep-21	11	1	2	14
Oct-21	28	1	3	32
Nov-21	12	1	4	17
Dec-21	0	0	0	0
Total 2021	194	6	14	214

NOVEMBER 2021 ARC Request

Month	Lot #	Request	Status	Reason
11/24/2021	J174	Add Driveway	Denied	
11/24/2021	J241	Paint Exterior of house	Open	Incomplete
11/24/2021	J490	Hurricane Windows	Approved	
11/24/2021	W012	Paint Exterior of house	Approved	
11/24/2021	J368	Replace Roof	Open	Incomplete
11/24/2021	J135	Paint Exterior of house	Approved	
11/24/2021	J413	Install Flag pole	Approved	Not to exceed 20 feet tall
11/24/2021	W098	Landscaping	Closed	
11/10/2021	J437	Hurricane Shutters	Approved	
11/10/2021	P009	Replace Roof	Approved	
11/10/2021	J328	Hurricane Windows and Doors	Approved	
11/10/2021	J135	Landscaping	Open	
11/10/2021	J536	Install Pool	Approved	
11/10/2021	J347	Walkway / Driveway	Approved	
11/10/2021	J043	Hurricane Windows	Approved	
11/10/2021	J055	Paint Exterior of house	Approved	
11/10/2021	J174	Paint Exterior of house	Approved	