

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, JANUARY 6, 2009  
3:37 P. M.**

Present: Steve Hafer, President, Joe Beima, Vice President, Bill Meints, Treasurer, Beverly Weltzien, Director, Jim Kraut for Management and owners in the audience. Absent: Guy Cusumano, Secretary.

The meeting was called to order by the President, Steve Hafer, at 3:37 P. M. at the 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 Budget and Board Meetings of November 25, 2008: No action taken.

Resignations and Appointments: None.

Comments from Homeowners: 1). A question was raised about the use and purpose of a nominating committee.

#### REPORTS OF OFFICERS

A. President's Report:

1. Holiday Decorations: The holiday decorations will be taken down this Saturday, beginning at 10:30 A. M. Volunteers are encouraged to attend.
2. Annual Meeting: The annual meeting will be February 10, 2009, at the Venice Gardens Community Center. Registration begins at 5:30 P. M. and the meeting begins at 6:30 P. M.
3. Status of Garden Club Tree: It was the consensus of the Board that a new tree be planted in a location selected by the landscaping company.
4. Correspondence from Attorney: The Association attorney has returned the pool contract, which has been signed by the President and work has begun. There was a trip and fall incident on the sidewalk in front of the clubhouse; the Association's insurance agent will be notified and the areas in question will be repaired.

B. Treasurer's Report:

1. Financial Report: Bill Meints reviewed the November report, which is attached and made a part of these original minutes.
2. Report on Delinquencies: The Treasurer reported that there are quite a few and he will review them with the Association's attorney on Thursday.
3. Current Assessments: MOTION was made by Bill Meints and seconded by Joe Beima to give all owners until February 15, 2009, to pay their annual maintenance fees, with Management sending a reminder letter to all owners who have not paid by February 1, 2009.

MOTION PASSED.

C. Manager's Report:

1. Approve Increase in Appraisal of Property: MOTION was made by Bill Meints and seconded by Beverly Weltzien to raise the limits on insurance coverage to reflect the increase in values as reflected in the latest insurance appraisal.

MOTION PASSED.

7. COMMITTEE REPORTS:

- A. Social Committee: Judy Gollwitzer reported that she will continue to do the social committee work for Lakes of Jacaranda and the lecture series but that another volunteer will be needed to do the work for the Lake of the Woods Master Association.

8. DIRECTOR REPORTS

- A. Joe Beima: No Report.
- B. Guy Cusumano: No Report.
- C. Bill Meints: No Report.
- D. Beverly Weltzien: No Report.

9. UNFINISHED BUSINESS.

- A. 3 Phase adapter for Pool Equipment: MOTION was made by Beverly Weltzien and seconded by Joe Beima to approve the proposal from Bob's Electric to install the three phase inverter, at a cost of \$2,400.00.

MOTION PASSED.

- B. Status Report on Refurbishing Pool: The work is ongoing, with the cracks filled and the new tile installed. The underwater light and new drain covers will be installed next.

MOTION was made by Steve Hafer and seconded by Bill Meints to install guttering on the Northwest side of the pool area at a cost not to exceed \$1,000.00, to divert water away from the pool deck

MOTION PASSED.

10. NEW BUSINESS.

- A. Dialogue Meetings: The dialogue meetings will be held on April 2 and October 22, 2009, at 7:00 P. M.
- B. Annual Maintenance Contract –Pool: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the annual maintenance contract with Family Pools, at a cost of \$600.00 per month.

MOTION PASSED.

- C. Mulch for Clubhouse Grounds: MOTION was made by Steve Hafer and seconded by Joe Beima to have Golden Leaf install the mulch at the clubhouse.

MOTION PASSED.

- D. Clubhouse Furniture Refurbishing: MOTION was made by Beverly Weltzien and seconded by Joe Beima to refurbish/refinish the existing tables and chairs at a cost not to exceed \$1,500.00.

MOTION PASSED.

- E. Clubhouse Parking: There are many unknown cars parked at the clubhouse. The Board needs to enforce the use of the parking permits and control the use of the facilities.

MOTION was made by Bill Meints and seconded by Steve Hafer to add a section concerning “lose of privileges” to the clubhouse rules.

MOTION PASSED.

A new set of rules, with the section added has been created.

- F. Nominating Committee: Pat Bosclair read the report of the Nominating Committee recommending that the names of Guy Cusumano and Beverly Weltzien, the only two owners who submitted their names for consideration, be placed on the ballot for election at the annual meeting.

MOTION was made by Bill Meints and seconded by Joe Beima to accept the recommendation of the Nominating Committee.

MOTION PASSED.

( For: Beima, Hafer, Meints. Abstention: Cusumano, Weltzien).

11. Resident’s Comments.

- A. Requests for Items to be placed on the Agenda: Steve Hafer reminded owners that any requests for agenda items must be submitted in writing to the offices of Keys-Caldwell.

12. Adjournment: MOTION was made by Steve Hafer and seconded by Bill Meints that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 4:21 P. M. The next meeting will be the annual meeting on February 10, 2009, at the Venice Gardens Community Center, immediately following the Lake of the Woods Board Meeting at 6:30 P. M.

Respectfully submitted,

James S. Kraut  
For the Secretary