

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, MAY 7, 2013  
4:30 P. M.**

Present: Bruce Callahan, President, Marie Beima, Vice President, Troy Grieco, Treasurer, Judie Gollwitzer, Secretary, Helmine Junger, Director, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Bruce Callahan at 4:27 P. M. at the Lakes of Jacaranda 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 last Board meeting: MOTION was made by Troy Grieco and seconded by Helmine Junger to approve the minutes of the Board meeting of April 2, 2013, as presented.

MOTION PASSED.

Resignations and Appointments: None.

**REPORTS OF OFFICERS**

A. President- Bruce Callahan.

1. Discuss Sunshine Law and Robert's Rules of Order: There is no violation to the Sunshine Law and reviewed the meeting decorum. Owners' have the right to comment on agenda items for three minutes after any Board motion and discussion.

B. Vice President-Marie Beima.

1. Revisions to Compliance Guidelines: The Deeds and Covenants Committee will provide language for a proposed amendment to be voted on at the 2014 annual meeting. This item will be discussed again at the June meeting.
2. Violation Notices: For now, send out the violation notices without a date to comply.
3. Alligator Removal Procedures: Need to revise to make the procedure more clear.
4. Burden of Proof Regarding Waivers from By-Laws and Covenants: Owners should have a copy of their waivers.
5. Outside Storage of Items/Property: A letter will be sent to the owner of Lot J35 on Meadow Beauty Court to remove the skateboard ramps from the property.

C. Treasurer-Troy Grieco.

1. Financials: The year-end financials have been received, journal entries have been done and the copies have been distributed.
2. Delinquencies: The current report was reviewed and is attached and made a part of these original minutes.

MOTION was made by Bruce Callahan and seconded by Troy Grieco to rescind the payment plan agreements with Lots LOJ014 and LOW 049.

MOTION PASSED.

3. LOJ Security System and AED Moved: The system looks great. Some programming needs to be done. The interior camera will not be monitored by ADT.

- D. Director: Helmine Junger: The Volunteer Luncheon will be held on October 27. She will get with Judie Gollwitzer to go over the menu and budget proposal. About eight volunteers are needed to help.
- E. Secretary – Judie Gollwitzer.
1. Clubhouse Open House: The open house will be held on May 10 from 5:00 - 7:00 P. M. The Committee to provide beverages and dessert. A list of clubhouse activities will be provided at the open house. Checks of \$517.50 and \$40.00 were provided to the Board for the sale of the old furniture.
  2. Inspection of Clubhouse after Private Events: Judie Gollwitzer will inspect the clubhouse after each event and will contact Keys-Caldwell to approve the release of the security deposit. Bob Valenziano will combine the website and Management reservation calendars. “Private function“ and times for the function need to be posted on the calendar to differentiate between public and private events.

Keys-Caldwell Management Company Report:

- A. Property Manager - Jim Kraut
1. Covenant Violations: Covered under LOW of J.
  2. Misc. Items: Covered under LOW of J.

Standing Committee Reports: None.

Special Committee Reports.

1. Social Activities: Covered.

Unfinished Business.

- A. Review Action Item List: 1). None.

New Business:

- A. Homeowner Comments: 1). Next meeting will be June 11. 2). Two parking passes are needed for the new owners of 674 Lakescene. 3). Where will the remote for the new TV be kept and where is the blue ray player. 4). Two owners have volunteered to create a nonprofit travel club, the information of which is attached and made a part of these original minutes. 5). What are the plans to reseal the roads? Group LOJ 1 and 2 will be done after bids are received. 6). The travel club is a great idea.

MOTION was made by Troy Grieco and seconded by Judie Gollwitzer that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 5:08 PM. The next meeting will be held on June 11, 2013 at the Lakes of Jacaranda clubhouse immediately following the Lake of the Woods Board meeting.

Respectfully submitted,

James S. Kraut  
For the Secretary