

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, FEBRUARY 5, 2013  
4:14 P. M.**

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

The meeting was called to order by the President, Bruce Callahan at 4:14 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 Judie Gollwitzer and seconded by Troy Grieco to approve the minutes of the Board meeting of January 8, 2013, as amended.

MOTION PASSED.

**REPORTS OF OFFICERS**

**A. President- Bruce Callahan.**

1. Survey Update Pool: The results of the survey will be announced at the annual meeting and voted on at the March meeting.
2. Release Landscaping to Liz Sharpe and Committee: Liz Sharpe will revise landscaping plans for 2013.
3. Painting Pergola in front of building and other painting: MOTION was made by Judie Gollwitzer and seconded by Troy Grieco to have John Vidas paint the pergola to match existing color.

MOTION PASSED.

Artistree will be asked to check sprinkler heads around the building for overspray.

4. Fire Ant Control: Artistree will be contacted to treat the areas around the clubhouse for fire ants.

**B. Vice President-Troy Grieco:**

1. Clubhouse Exterior-water fountain: John Vidas will be contacted about the water fountain not working. A representative met with the Vice president to discuss cleanliness of the pool and pool area.
2. Relocation of AED: Mr. Grieco will work with John Vidas to install AED on pool side of clubhouse. A Surveillance monitoring decal will be placed next to the AED equipment.
3. Security System Quotes: Mr. Grieco is waiting on a quote from United Systems. After review with Bob Valenziano, the quote will be used as the basis for obtaining at least two additional quotes for the security system.
4. HID Failure: No cause for the failure has been identified. The failure has not occurred since.

- C. Treasurer-Helmine Junger.
1. Financials: The year-end financials are being reviewed by the Association's CPA.
  2. Delinquencies: The current report was reviewed and is attached and made a part of these original minutes.

MOTION was made by Troy Grieco and seconded by Helmine Junger to approve the payment plan proposal from Lot LOJ # 014, as presented.

MOTION PASSED.

3. Flood Insurance: MOTION was made by Troy Grieco and seconded by Helmine Junger to accept the insurance proposal at \$1,630.00, as presented.

MOTION PASSED.

- D. Director – Dave Masek: No report.
- E. Secretary – Judie Gollwitzer:
1. Clubhouse Décor and Improvements: Deferred until later in the meeting.

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.

Management was excused at 4:37 P. M.

Owner's Comments: 1). Lisa Kirk suggested that the Board look into finding a way to repair or replace the mailboxes in LOJ so they look alike. 2). Warren Major was concerned that the dollar amount estimated for heating the pool was too high. He based it on his research showing costs during the hottest and coldest temperatures. The President said that they had added equipment which bumped the price up.

#### Clubhouse Décor Presentation

Beverly Weltzien went over all the plans for decorating the clubhouse during Phase I.

MOTION was made by Bruce Callahan and seconded by Troy Grieco to go forward with the furnishings and approve a not-to- exceed amount of \$42,000 for the proposed plan.

MOTION PASSED.

Troy Grieco led a discussion about Wifi. Mr. Grieco said that we should check to see what the cost of installing it would be. Bruce Callahan said since Beverly Weltzien put down a deposit so we could purchase the furniture during a sale at Hudsons Furniture, she should be reimbursed right away. She said she could wait until they cut checks again on the 15<sup>th</sup>.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to reimburse Beverly Weltzien for the initial furniture deposit immediately.

MOTION PASSED.

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

MOTION PASSED.

The meeting was adjourned at 5:20 PM.

MOTION was made at 5:25 PM by Bruce Callahan and seconded by Judie Gollwitzer to reopen the meeting because a vote was needed on approving the attorney's attendance at the annual meeting.

MOTION PASSED.

MOTION was made by Judie Gollwitzer and seconded by Dave Masek to authorize our attorney to attend our annual meeting on February 12<sup>th</sup>.

MOTION PASSED.

MOTION was made by Judie Gollwitzer and seconded by Bruce Callahan that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 5:27 PM. The next meeting will be the annual meeting held on February 12, 2013 at the Venice Gardens Civic Association at 6:30 P. M.

Respectfully submitted,

James S. Kraut  
For the Secretary