

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, MARCH 2, 2010
1:30 P. M.**

Present: Joe Beima, President, Matt Soldano, Vice President, Bill Meints, Treasurer, (via telephone conference call), Beverly Weltzien, Secretary, Guy Cusumano, Director, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Joe Beima at 1:35 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.

Comments from Homeowners: 1). Judie Gollwitzer gave her newsletter report, which included having a lecture series at the clubhouse, a cooking demonstration on April 24, and she reminded the Board that newsletter articles are due now. 2). Barbara Hockett stated that there was poor lighting at the South entrance, and suggested the Board look at the new light posts at the golf course on the South end of Venice East Blvd. She is still waiting to get some lawn signs notifying owners to stay out of a particular area and stated that she had done a records review of the annual meeting ballots and envelopes. 3). Greg Fahey questioned legal expenses on various dates and requested that the Board provide him with a copy of the minutes of April 17, 2007. 4). Warren Major questioned the Association's enforcement practices. 5). It was suggested that the Board have date of drivethru and person making the observation on the enforcement letters that go out to all owners. 6). Lisa Kirk stated that the Board had violated the covenants concerning her recent records inspection request. 7). Denise Sudia reviewed various charges to the Association's attorney.

Approval of the Minutes of the Board Meeting of February 2, 2010: MOTION was made by Bill Meints and seconded by Matt Soldano to approve the minutes of the Board meeting of February 2, 2010, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

A. President's Report:

1. Results from Annual Meeting: No report.
2. Correspondence from Attorney: None.
3. Landscaping: The Landscape Committee has been formed. Any owner that wants to volunteer should contact Liz Sharpe. Replacement trees will be going in at the South Entrance and expanded beds will be considered. The Committee will work with Robin Mallory of Golden Leaf Landscaping.
4. Parking Enforcement:
 - a. The President reported that the signs have been reinstalled and notices have been sent to various owners who are parking vehicles in the street.
 - b. Parking Violations: The Board will follow the Covenants regarding parking.
5. Status Rental Enforcement: The Board will institute fines against those that do not comply with the rental policy.

6. Sidewalks: Responsibilities: Guy Cusumano reported that the common sidewalks along Lake of the Woods Drive are owned by the County. The County will do all material repairs and replacements but the Association is responsible for cleaning.

B. Treasurer – Bill Meints:

1. Financial Report – Bill Meints stated that there is no report for February as of yet and that J & J Homes is in process of selling all their lots to Neal Homes. The Association Attorney may meet with the ARC Committee regarding the approach to new construction guidelines.
2. Status Report on Delinquencies and Uncollectibles: Management has created a preliminary report for the Treasurer for his review.
3. Foreclosures: Covered.
4. Approval of Expenditures: None.
5. Status: Audit Report: The accountant is finishing the draft copy for review.

C. Secretary – Beverly Weltzien: No report.

D. Director - Guy Cusumano: No report.

E. Director - Matt Soldano: No report.

Keys-Caldwell Management Company Report:

A. Property Manager - Jim Kraut

1. Covenant Violations: The up to date violation chart and response for request letters from owners were reviewed. A consolidated report showing quantity per type of violation is attached to the last page for easy reference. Total reported violations were 78.
2. Misc. Items: Management recommended that the Owner of Lot J198 be considered for fines for a history of non-compliance.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the rental application of Lot # W67, for one year commencing 3/1/10.

MOTION PASSED.

SUB-ASSOCIATIONS

- A. Park Estates: Update of Joint Attorney/Discussion of Roads: Barbara Hockett reported that their Board is waiting for the scheduling of the joint discussion between PE and LOW regarding the roads issue, which is to be attended by both Association's attorneys.
- B. LOJ:
 - a. Grassy Oaks II: No report.
 - b. Grassy Oaks III: No report.

REINSTATEMENT OF STANDING COMMITTEE REPORTS:

A. Architectural Review – Joe Wojtak

1. Monthly Status Report: Beverly Weltzien read the report which is attached and made a part of these original minutes. The ARC is waiting for the owner who has installed the solar panels to meet with the Board of Directors.

- B. Lakes and Wetlands – Art Bradley: No report.
- C. Disaster Preparedness – Joe Theil: No report.
- D. Newsletter – Judie Gollwitzer: Covered under Owner’s Comments.
- E. Directory – Judy Gollwitzer: Covered under Owner’s Comments.
- F. Social: Joanne Falvo: Water aerobics has been cancelled for this year, but a Ladies Poolside Chat is being held each Monday and Thursday at 10:00 A. M. There will be a bus tour scheduled for next January or February.
- G. Security Patrol – Bill Johnson: No report.
- H. Association Web-site - Bill Meints: Mr. Meints reported that the website enhancements have been completed. The year-end report has been attached and made a part of these original minutes.

REINSTATEMENT OF SPECIAL COMMITTEES-REPORTS:

- A. Disaster Preparedness - Joel Theil.
- B. Newsletter – Judie Gollwitzer.
- C. Directory – Judie Gollwitzer.
- D. Social – Joanne Falvo.
- E. Security Patrol – TBD.
- F. Association Website: Bill Meints.

UNFINISHED BUSINESS:

- A. Inflammatory Posting: Greg Fahey, Lot # W347, requested that the Board provide him with the original letter, a copy for his records and review or a response from the Association’s attorney as to why it cannot be provided.

NEW BUSINESS: Agenda Items requested for April include new forms for current and new owners, a plan for the maintenance and grounds keeping at the South entrance.

It was suggested that the Board change the color and font for the monthly Board meeting agendas.

ADJOURNMENT: MOTION was made by Guy Cusumano and seconded by Matt Soldano that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:45 P. M. The next Board Meeting will be held on April 6, 2010, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary