

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
FRIDAY, APRIL 30, 2010  
2:00 P. M.**

Present: Joe Beima, President, Matt Soldano, Vice President, (arriving at 2:09 P. M.), Bill Meints, Treasurer, Beverly Weltzien, Secretary, Jim Kraut for Management and owners in the audience. Absent: Guy Cusumano, Director.

The meeting was called to order by the President, Joe Beima at 2:06 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 Board Meeting of April 6, 2010: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the minutes of the Board meeting of April 6, 2010, as presented.

MOTION PASSED.

The Board was asked to refer back to a 2006 resolution regarding conduct and content of Board meetings.

Matt Soldano arrived at 2:09 P. M.

**REPORTS OF OFFICERS**

A. President's Report:

1. Announcements: None.
2. Correspondence from Attorney: A letter was received from the Sheriff's office about parking restrictions on Lake of the Woods Drive.

B. Vice President's Report:

1. Update: LOW Structures and Property: Matt Soldano reported 1). The monument signs have been taken down in preparation for cleaning, repairing and painting, with Frank Speck and another contractor providing bids. 2). The gazebo will be pressure cleaned in the next few days. 3). The Landscape Committee has walked the property and received estimates for new plantings from multiple vendors. 4). The Board is waiting for a response from the County as to responsibility for repairs of the uneven sidewalk that has become a trip hazard.

MOTION was made by Bill Meints and seconded by Matt Soldano to ad "New Park Benches" to New Business.

MOTION PASSED.

2. Fringed Orchid Sidewalk: Covered.

C. Treasurer – Bill Meints:

1. Financial Report – Bill Meints reviewed the March report and stated that the Association has spent about \$1,000.00, on repairs caused by vandalism.
2. Status Report on Delinquencies and Uncollectibles: There are nine Lots that are past due for 2010 and have been assessed late fees and

fines, there are 15 Lots that will be sent a Notice of Intent, and although there have been no new foreclosures this past month, there are currently 14 Lots in foreclosure. Three Lots will be removed from the foreclosure list in May and the Association has turned over two Lots that have been sold and have not paid the fees owed to the Association attorney for collection.

The Treasurer read a statement regarding accusations and record requests.

C. Secretary – Beverly Weltzien:

1. Community Signage: All J & J signs have been taken down. All J & J spec home barriers should be gone.

D. Director - Guy Cusumano: 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.
2. Fringed Orchid Sidewalk – Service Order # SR247075: The County is investigating the ownership of that section of sidewalk and will report back to the Association.
3. Misc. Items: Covered.

#### SUB-ASSOCIATIONS

A. Park Estates: Update of Joint Attorney/Discussion of Roads: The Board Members from both Associations will look at an evening meeting in the last week of May or first week in June at 7:30 P. M.

B. LOJ:

- a. Grassy Oaks II: No report.
- b. Grassy Oaks III: No report.

#### STANDING COMMITTEE REPORTS:

A. Architectural Review

1. Monthly Status Report: Beverly Weltzien reported that 29 requests were submitted and 26 were approved. The three pending requests are waiting for permits. The new home application and new home checklist have been completed. The report is attached and made a part of these original minutes.
2. Update Co-Chairs: Tim Garcia and Tom Davis: MOTION was made by Bill Meints and seconded by Matt Soldano to approve the appointment of Tim Garcia and Tom Davis as Co-Chairs of the Architectural Review Committee.

MOTION PASSED.

B. Lakes and Wetlands – Art Bradley: Bill Meints reported that there is lake erosion behind 382 and 386 Roseling Circle. Estimates have been received from Arox for \$ 5,531.71, and Howell Concrete for \$4,600.00.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the proposal from Howell Concrete for the lake erosion behind 382 and 386 Roseling Circle, at a cost of \$4,600.00.

MOTION PASSED.

- C. Disaster Preparedness – Joe Thiel: Liz Sharpe reported that the purchasing paperwork for the grant is being finished and needs to be completed by May 12, 2010. The Homeland Security Representative from the Sheriff's Department will attend the DPP meeting on May 6 at 6:30 P. M.
- D. Landscaping – Liz Sharp: The Committee has met with Hazeltine Nurseries and Golden Leaf Landscaping to provide bids for plantings in common areas.
- E. Newsletter – Judie Gollwitzer: Reported that articles were due by April 23 but some have still not been submitted so the newsletter is late.
- F. Security Patrol - Bill Johnson: No report.
- G. Webmaster – Bill Meints: Stated that because it is still April, there is no report.

SPECIAL COMMITTEES REPORTS:

- A. Lecture Series - Judie Gollwitzer: Chef Michele has completed classes for the season and will resume in the Fall.
- B. Social: Joanne Falvo: Beverly Weltzien reported that the Community picnic is scheduled for July 4, 2010, at the Manasota Beach Pavilion, from 1:00 P. M. to 5:00 P. M. Family, friends and children are invited at a cost of \$5.00 per person with children 5 and under free. Bring a potluck dish to pass and your own beverages, there will be fireworks and a lifeguard on duty. The Community garage sale is scheduled for November 13, 2010, from 8:00 A. M. - 3:00 P. M. with November 14, 2010, as the rain date.
- C. Volunteer Luncheon – Judie Gollwitzer reported that because so many people have gone North, the luncheon will be scheduled in the Fall and encompass two years of volunteerism.
- D. Parliamentarian - Vince Surillo: A notice asking for volunteers will be put in the newsletter. Anyone interested in volunteering should contact him.

UNFINISHED BUSINESS:

- A. Venice East Blvd. Plantings and Swale – Nelson Ritner: The County Representatives will be here next week to discuss the swales. All trees should be planted by the third week in May. The six Bismarck Palms that died will be replaced after all the other trees have been planted.
- B. Review Action Item List Activity: The Board reviewed the current list and added benches, the lake erosion contract to Howell and records inspection policies to the list.

NEW BUSINESS:

- A. Homeowners Comments about New Business Agenda Items: None.
- B. Homeowner Comments on Urgent Business not included in the Agenda – 3 minute limit to express viewpoint: It was requested that a report about the notices posted on the mailbox at the time of the annual meeting be given at the June meeting. It was asked if the Board would accept a petition to change unit owner responsibility for mailboxes to the Association. It was asked what day the Board knew it was changing the date and time for this meeting and why

wasn't the agenda posted sooner. There were questions about information supplied for record inspections. There was a discussion over who could attend the LOJ coffees.

- C. Discuss Response Process to Resident's Correspondence: Management will respond to letters from owners after first obtaining Board approval. The Board Members will review samples of other Associations record inspection outlines and be prepared to act on them at the June meeting.
- D. Modify Action List: Covered.
- E. Vote on New Benches: MOTION was made by Bill Meints and seconded by Beverly Weltzien to rescind the previously passed MOTION to repair the four existing park benches and instead to purchase five new park benches from White Cement Specialties at a cost not to exceed \$2,000.00.

MOTION PASSED.

The meeting was adjourned by the President at 3:38 P. M. The next Board Meeting will be held on June 1, 2010, at 1:30 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary

3:45 P. M. to 4:00 P. M. Meeting in regards to violation letter. Present: Joe Beima, President, Matt Soldano, Vice President, Bill Meints, Treasurer, Beverly Weltzien, Secretary, Jim Kraut for Management and Sheila McGuckin. Absent: Guy Cusumano, Director.