

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, DECEMBER 4, 2007
1:00 P. M.**

Present: Greg Fahey, Vice President, Bill Meints, Treasurer, Guy Cusumano, Secretary, Jim Kraut for Management and owners in the audience. Absent: Steve Hafer, President.

The meeting was called to order by the Vice President, Greg Fahey, at 2:15 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.

Reading of Minutes of Last Meeting: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of the Board meeting of November 6, 2007, as presented.

MOTION PASSED.

Resignations and Appointments: MOTION was made by Greg Fahey to appoint Denise Sudia to fill the remaining term of Ed Gionet. The MOTION died for lack of a second.

Communications and Announcements: Bill Meints announced that the Association has won the lawsuit regarding the above ground spa. Additional information will be forthcoming when it is received from the Association attorney. Greg Fahey announced that he has done the holiday decorations for the past five years but feels that because volunteers are treated poorly, he would no longer be doing this work or the volunteer appreciation luncheon.

REPORTS OF OFFICERS AND COMMITTEES

1. President's Report: Greg Fahey asked why signs are nailed to trees at the entrances to the Association and questioned why the new bulletin boards have not been installed. Management was instructed to arrange for the installation of the bulletin boards at a cost not to exceed \$500.00.
2. Treasurer's Report: Bill Meints reviewed the October financial report which is attached and made a part of these original minutes and the balance sheet and aging report for November.

MOTION was made by Bill Meints and seconded by Guy Cusumano that the Association proceed with the lien process against lots # 92, # 153, # 299, and # 461 and authorize the Treasurer to sign all required paperwork.

MOTION PASSED.

3. Manager's Report: Management reviewed the updated violations chart and will contact the County regarding the condition of the swimming pool at Lot # 299.

COMMITTEE REPORTS

- a. Lakes and Wetlands: No Report.
- b. Architectural Review: Bill Meints presented his report which is attached and made a part of these original minutes.

MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the request from Lot # 191 as presented with the completion date of March 15, 2008 and following all State, County and Association guidelines.

MOTION PASSED.

- c. Landscaping: No Report.
- d. Legal/Insurance: No Report.
- e. Irrigation: Golden Leaf has been requested to provide a watering schedule so that the Board can determine if the irrigation is working properly.
- f. Newsletter: The deadline for submittals is December 18, 2007.
- g. Roads: The Association attorney has answered the Board's question about assuming control of the roads in Park Estates and has determined that an affirmative vote of 67% of the entire ownership would be required for Lake of the Woods to take over the maintenance of these roads.
- h. Security: No Report.
- i. Welcome and Block Captains: No Report.

UNFINISHED BUSINESS.

- a. Road Resealing: The original date for resealing was the week before Christmas; because of the holiday season, the Board will reschedule for sometime in January.
- b. North and South Entrance Electricity: Work looks to be complete.

NEW BUSINESS.

- a. 2007/2008 Projects: Roads are the biggest project scheduled.
- b. Annual Meeting: MOTION was made by Bill Meints and seconded by Guy Cusumano that the Annual Meeting for LOW/LOJ be held on February 12, 2007 at 6:30 P. M.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Guy Cusumano to add "borrowing of reserve funds for emergency purposes" to the limited proxy for vote at the annual meeting.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Gus Cusumano to add "approval of surplus carry forward to be used in the 2008 budget" to the limited proxy for vote at the annual meeting.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Guy Cusumano to change the date for the January Board meeting to January 8, 2008, at 1:00 P. M. to be immediately followed by the LOJ

Board meeting.

MOTION PASSED.

Sales and Rental Applications:

Sales: No Report.

Rentals:

Lot # 67, Perry to Parker, 1 year and 15 days commencing November 15, 2007.

MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the one rental application, as presented.

MOTION PASSED.

MOTION was made by Bill Meints and seconded by Guy Cusumano to authorize Keys-Caldwell, Inc. to approve applications in the absence of the Board or to return them if they are not properly completed. A new residents and rental report will be included under the Management report.

MOTION PASSED.

Management will contact Bob and Yvonne Cordero from the Welcoming Committee to share information.

Owner's Comments: Comments were made about the lack of a second for the nomination of Mrs. Sudia to the vacant Board position and the problem of obtaining a quorum at certain times. There was a question about a bug called a "midge". A question was raised about the County backflow requirements. Greg Fahey thanked all the volunteers for their hard work.

Adjournment: MOTION was made by Bill Meints and seconded by Guy Cusumano that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:20 P. M. The next meeting of the Board will be January 8, 2007, at 1:00 P. M. in the clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary