

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, OCTOBER 7, 2008  
1:00 P. M.**

Present: Steve Hafer, President, Bill Meints, Treasurer, Guy Cusumano, Secretary, Beverly Weltzien, Director, Louis Camire for Management and owners in the audience. Absent: Joe Beima, Vice President.

The meeting was called to order by the President, Steve Hafer, at 1:02 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 the Minutes of the Board Meeting of September 9, 2008: MOTION was made by Bill Meints to approve the minutes of the Board meeting of September 9, 2008, as amended.

MOTION PASSED.

Resignations and Appointments: None.

Comments from Homeowners:

- Response requested to the Committee for a Better Community report.
- Certified letters sent to the personal address of the Association President were returned, since they should be sent to the management company.
- Comments were made about the accuracy Minutes.
- Problem tree in Park Estates was noted, which falls under that sub-association.

REPORTS OF OFFICERS

A. President's Report: Steve Hafer

1. Southwood/Lake of the Woods Swale: Spraying weeds will be done at a cost of \$700.00, which will be split between the two communities per the standing agreement.
2. Proposed Cell Tower: A red balloon will be flown at the proper height of the proposed tower. Pictures will be taken to determine the impact its presence will have on our community.
3. Association Website: There were 598 visitors, including International hits, to the site in the past month. The 2009 calendar is up and running.
3. Park Estates/Lake of the Woods Joint Meeting: It is scheduled for 10/9/09 at 7 p.m.
4. Certification of Lakes: Boats will be in the lakes for normal maintenance and to control the Chara algae. Inspection of the pipes will be done when water levels in the lakes recede.
5. Trappers: They have been authorized by the county to trap wild pigs that are destroying lawns and landscaping on Venice East Blvd. and areas adjoining the community.
6. Vandalism: 2 incidents were reported in the month of September.

## B. Treasurer's Report: Bill Meints

1. Financial Report: August report was presented, which is attached and made a part of these original minutes.
2. Status Report on Delinquencies: Includes properties that have been foreclosed. The delinquency list is attached and made a part of these original minutes. These charges will be shown as a separate line item in the financial reports.
3. Rental Applications: A question was raised as to whether the Board has the power to deny a rental application for a unit that is delinquent on assessment payments. It will be clarified by the attorney.
4. 2009 Budget: The preliminary meeting will be held in the Keys-Caldwell, Inc. office the week of October 27<sup>th</sup>. The budget will be presented to the association for approval in November. Assessment Coupons will be mailed to residents following approval.

## C. Manager's Report:

1. Covenant Violations: The up-to-date violation list was reviewed by the Board.

MOTION was made by Bill Meints that the Board send a letter to the owner of Lot # J73 informing them that their request for their driveway replacement, at the Association's expense, has been denied.

MOTION PASSED.

MOTION was made by Beverly Weltzien to waive the fine applied to 486 Button Bush Lane due to postal delivery errors.

MOTION PASSED.

## 2. Rentals:

- a. Lot J534: MOTION was made by Bill Meints to approve the rental request.

MOTION PASSED.

- b. Status of Inquiries on Three Possible Rentals: MOTION was made by Bill Meints that repeat rental violators be treated as transients violations and will be subject to a \$50.00 per day fine.

MOTION PASSED.

- c. Rental Applications: Motions made by Beverly Weltzien to deny the rental applications of Lots # 142, 178, and J207 because they are past due on association fees.

MOTION PASSED.

7. COMMITTEE REPORTS:

- A. Lakes and Wetlands Committee:  
Report on Lot J450: possible clogged drain because of water back-up after a heavy rain: Cannot be checked until overall height of water in the lakes recedes.
- B. Architectural Review Committee: The Committee approved two new home applications for the return of their \$100 deposit collected through J&J Homes.
- C. Disaster Preparedness Committee:
  - 1. Monthly speakers will discuss pertinent topics concerning community emergencies.
  - 2. 7 residents have volunteered for the Community Emergency Response Team (CERT).

8. DIRECTOR REPORTS

- A. Guy Cusumano:  
Parking in Roadways: An article will be place in the newsletter reminding owners of no overnight parking in the streets.
- C. Bill Meints:
  - 1. Based on the information provided by the Association’s attorney, the format of the Board minutes will stay as previously presented and the minutes and financials can be viewed by homeowners after Board approval.
  - 2. Motion was made by Bill Meints to approve an Application of Membership for the Master Association with all sub-associations’ contacts and fees listed. This form will be presented prior to the transfer of property to inform all parties of required collection of dues for each association in our community.

MOTION PASSED.

- D. Beverly Weltzien:
  - 1. The board response was read in response to the report of the Committee for a Better Community. As a result of the research by the committee, new guidelines were developed:
    - a. Creation of a new social committee for the Master Association.
    - b. New structure to the newsletter to show activities specific to the Master Association and each sub-association.
    - c. Comparative Matrix of the different associations to be a tool for ARC committees and the board.

The committee and other residents, who contributed information and petitions, were thanked for their efforts and research, which provided the data for the new guidelines.

MOTION was made by Beverly Weltzien that the Committee’s work was completed and should be dissolved.

MOTION PASSED.

- 2. A handout outlining “What to Put in the Minutes and What to Leave Out” for Robert’s Rules on minutes was distributed.

9. UNFINISHED BUSINESS.

- A. Sidewalk Repairs and Grinding: Homeowners' are responsible for repairing damaged sidewalks in front of their property. There are 40 plus homes that need to make repairs and will be provided with the Association's attorney letter outlining their responsibilities. The associations will offer a discounted rate from one vendor, if owners choose to do the repairs as a group.

10. NEW BUSINESS.

- A. Nominating Committee: MOTION was made by Guy Cusumano to create a search committee to find nominees for the open board positions.

MOTION FAILED.

(For: Cusumano, Meints. Against: Hafer, Weltzien).

- B. Annual Meeting: The proposed date is February 10, 2009 at 6:30 P. M. Location has not been determined. Keys-Caldwell will research meeting places.

11. Resident's Comments.

- A. Requests for Items to be placed on the Agenda: Any residents' requests for agenda items must be submitted in writing to the offices of Keys-Caldwell 72 hrs. prior to the meeting date.

12. Adjournment: MOTION was made by Bill Meints that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:59 P. M. The next meeting of the Board will be November 4, 2008, at 1:00 P. M. at the clubhouse.

James S. Kraut  
For the Secretary

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_