

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, MARCH 3, 2009
1:00 P. M.**

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

The meeting was called to order by the President, Joe Beima, at 1:12 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 February 3, 2009, and the Organizational Meeting of February 10, 2009: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of the Board Meeting of February 3, 2009, as presented.

MOTION PASSED.

Approval of the Minutes of the Organizational Meeting of February 10, 2009: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the minutes of the Organizational Meeting of February 10, 2009, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Comments from Homeowners: 1). Is the Board applying liens to the owners in Park Estates that are delinquent? The Board will contact the President of Park Estates with this information and will place this item on next months agenda. 2). The Park Estates roads have been resurfaced and are equal to the standards of Lake of the Woods. 3). Can the unapproved minutes from meetings, including the annual meeting, be posted as "unapproved" on the Association website. How can minutes be approved that have not been seen? 4). There is a raised piece of concrete that is a trip hazard on the walkway near the Australian Pines at Park Estates. 5). 858 Dahoon Circle is in a state of disrepair and a fire hazard. What is the status of this property?

REPORTS OF OFFICERS

A. President's Report:

1. Meeting Decorum: No Report.
2. Assignment of Director's Responsibilities: Joe Beima reported that Beverly Weltzien will be assuming some of Guy Cusumano responsibilities while all others will remain the same. The President will provide more detail at the next Board meeting.

MOTION was made by Bill Meints and seconded by Joe Beima that the Architectural Review Committee members remain the same as last year.

MOTION PASSED.

MOTION was made by Beverly Weltzien and seconded by Bill Meints to appoint Sal Cipriano to the Architectural Review Committee.

MOTION PASSED.

3. Neighbors in Need: Joe Beima related a distressing incident to the Board and Owners and stated that something must be done to help owners that for some reason can not help themselves. Senior programs will be posted in the newsletter.
4. Dialogue Meeting April 2, 2009 at 7:00 P. M.: The meeting is scheduled. The next evening dialogue meeting will be October 22, 2009, at 7:00 P. M.
5. Correspondence Lot # W50 Lake of the Woods Drive: County areas were cleared by owners without permission. Owners must provide County with a plan to repair the damaged areas.
6. Correspondence from Homeowners: Bill Meints reviewed the correspondence received.
7. Correspondence from Attorney: Bill Meints spoke with the attorney regarding collections and received a listing of delinquent accounts that are at his office.

B. Treasurer's Report:

1. Financial Reports for January 31, 2009: The CPA is performing an audit on the books for 2008 and complimented Keys-Caldwell on their record keeping.
2. Status Report on Delinquencies: MOTION was made by Bill Meints and seconded by Guy Cusumano that a Notice of Intent be sent to all owners delinquent as of April 1, 2009.

MOTION PASSED.

Beverly Weltzien gave a brief overview of the foreclosure process.

C. Manager's Report:

1. Report on Covenant Violations: The up to date violation chart was reviewed with the Board.
2. Rentals:
 - a. Status of Inquiries on Rentals: Management has written at least two application request letters to each of these three listed lots. A committee will be formed to look at possible fines for rental noncompliance.
 - b. Status of Illegal Parking, Lot # J10 (Roseling Circle): On going action is being taken.
3. Sidewalk Repairs: A letter has been prepared to send to all owners informing them that they are responsible for the repairs to damaged sidewalks on their lots.
4. Miscellaneous: None.

7. COMMITTEE REPORTS:

- A. Lakes and Wetlands Committee: Art Bradley reported that the project is complete.

- B. Architectural Review Committee: Beverly Weltzien reported that one three-part application was approved yesterday. The roof patch should weather to match.
- C. Disaster Preparedness Committee: Joe Beima reported that the defibrillator (AED) will be mounted in a cabinet on the outside of the clubhouse. Training is offered to all owners.

8. DIRECTOR REPORTS

- A. Joe Beima: No Report.
- B. Guy Cusumano: Reported that he is in favor of off-site storage for DPP equipment, including cots and generators, even though the County is willing to assist in onsite construction costs.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to rent an off-site storage space for DPP/CERT equipment for six months, at a cost not to exceed \$1,000.00.

MOTION PASSED.

- C. Bill Meints:
 - 1. Association 's Website: Bill Meints reported that there were 693 visitors in February with 1,800 pages viewed.
 - 2. Credit Card Report: Bill Meints reported that he has not yet met with the members of his committee, Beverly Weltzien and Warren Major, but has contacted the Association's bank and is being sent information on ACH payments.
- D. Beverly Weltzien:
 - 1. Volunteer Luncheon: The volunteer luncheon will be held on April 19, 2009, at 4:00 P. M.
 - 2. Rental Committee Report: Mrs. Weltzien is hoping to have a meeting next week.

9. UNFINISHED BUSINESS.

- A. LOWofJ Web Master: MOTION was made by Bill Meints and seconded by Guy Cusumano to pay Bob Valenziano \$75.00 per month to manage the Association website.

MOTION PASSED.

- B. Warning Tickets for Parking Violations: Wait for Steve Hafer to return.

10. NEW BUSINESS.

- A. Approval of Rental Contract for Lot # W 31: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the one year rental of Lot # W 31, commencing February 1, 2009, as presented.

MOTIUON PASSED.

MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve Lot # 163 and Lot # ??? for membership in the Association.

MOTION PASSED.

- B. Public Messages on Website: It was the consensus of the Board that no private messages be displayed on the website. The website will however notice date and times when the clubhouse is not available.
- C. Roadway Maintenance: Two more bids are being sought.
- D. Irrigation Enhancement: MOTION was made by Beverly Weltzien and seconded by Guy Cusumano to have Golden Leaf tie into and expand an existing owners irrigation system to irrigate 513 Lake of the Woods Drive. wLoexpansion of the irrigation system

MOTION PASSED.

- E. Painting of Signage for Grassy Oaks: John Vidas will spray with bleach and then paint signs when the weather cooperates.
11. Resident's Comments.
- A. Requests for Items to be placed on the Agenda: Dialogue meetings need to be added to the Association website. Joe Beima stated that the DPP County Grant application has been sent to the County and accepted. Meeting decorum has been more relaxed at this meeting and will remain this way as long as there is cooperation form the ownership.
12. Adjournment: MOTION was made by Joe Beima and seconded by Guy Cusumano that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:50 P. M. The next Board Meeting will be held on April 7, 2009, at 1:00 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary