

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, OCTOBER 13, 2009  
1:00 P. M.**

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

The meeting was called to order by the President, Joe Beima at 1:07 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 September 15, 2009: MOTION was made by Bill Meints and seconded by Guy Cusumano to table the approval of the minutes of September 15, 2009, until the November meeting.

MOTION PASSED.

Approval of the Minutes of the Board Meeting of August 4, 2009: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of August 4, 2009, as presented.

MOTION PASSED.

Resignations and Appointments: MOTION was made by Bill Meints and seconded by Guy Cusumano to accept, with regret, the resignation of Steve Hafer from the Board of Directors, effective September 16, 2009, and to appoint Matt Soldano as the interim Director to serve the remainder of his term until the next annual meeting.

MOTION PASSED.

Mr. Soldano joined the Board.

Comments from Homeowners: None.

#### REPORTS OF OFFICERS

- A. President's Report:
  - 1. Correspondence from Attorney: None.
  - 2. Venice East Blvd Recap: Nelson Ritner reviewed the current status of the Venice East Blvd Project. The projected completion time will be eight weeks from start to finish. Mr. Ritner's report is attached and made a part of these original minutes.
- B. Vice President – No Report.
- C. Treasurer – Bill Meints:
  - 1. Financial Report – Bill Meints reviewed the September financial report and instructed Management to send the short version electronically to all Board Members. He reported that the Association is 5% below budget.
  - 2. Status Report

- a. Delinquencies: Bill Meints thanked Jackie Wood from Keys-Caldwell for her detailed report on all current delinquencies, which is attached and made a part of these original minutes. All past due accounts have been turned over to the Association's attorney for collection.
  - b. Uncollectible: Covered.
3. Approval of Expenditures: The Board approved the garage sale expenditures.
  4. Allocate prior year interest: MOTION was made by Bill Meints and seconded by Guy Cusumano to allocate reserve interest of \$8,964.00 to the Stormwater Utility Reserve.

MOTION PASSED.

5. Updates: The Board has received foreclosure papers on Lot # 42 in Park Estates. There has been no response from Florida Lawncare to the unpaid advertising invoice so the Treasurer will send a letter reporting the issue to the Better Business Issue.
6. 2010 Budget Calendar: the Budget Meeting will be held on Tuesday, October 20, 2009, at 9:30 A. M.

D. Secretary – Beverly Weltzien:

1. Committee Results:

- a. Rental Policy and form awaiting attorney review: In progress.
- b. Seasonal sod and flowers replaced by landscaping contractor: The Board budgeted for four plantings but only two were needed. Grassy Oaks II is having problems with plantings and irrigation over spray on the signs. Management will contact Golden Leaf about checking the flowers and irrigation at Grassy Oaks II and power washing the stains from the entry signage.

E. Director – Guy Cusumano: The fourth generator has been delivered.

MOTION was made by Guy Cusumano and seconded by Bill Meints to approve the proposal from Bob's Electric to install two generators on the outside slab at the clubhouse at a cost not to exceed \$1,800.00.

MOTION PASSED.

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. Specific Lot Violations: Covered.
2. Rental Agreement: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the three month rental agreement for Lot # J442 commencing 1/2/10.

MOTION PASSED.

3. Misc. Items: There are seven new homeowners this period.

MOTION was made by Bill Meints and seconded by Matt Soldano to approve the request for a motorcycle at 664 Lake Scene Drive.

MOTION PASSED.

#### SUB-ASSOCIATIONS

- A. Park Estates: There was a strange woman trying to gain entry into a number of homes within the Association. A joint meeting with Lake of the Woods will be held on October 29, at 7:00 P. M.
- B. LOJ: No report.
- C. Grassy Oaks II: Letter submitted for maintenance to clean sidewalks mailboxes and roofs. Grassy Oaks II is having problems with plantings and irrigation over spray on the signs. Management will contact Golden Leaf about checking the flowers and irrigation at Grassy Oaks II and power washing the stains from the entry signage.
- D. Grassy Oaks III: No report.

#### STANDING COMMITTEE REPORTS:

- A. Architectural Review – Joe Wojtak
  - 1. Applications: None.
  - 2. Submissions: None.
- B. Lakes and Wetlands – No report.
- C. Disaster Preparedness – Joe Theil. Covered.
- D. Newsletter – Barbara Hockett: Judy Gollwitzer is recovering from her surgery so Ms Hockett is helping with the November/December newsletter, with submittals due by October 20.
- E. Directory – Judy Gollwitzer: No report.
- F. Social Director – Joanne Falvo: Submitted bills for reimbursement, reported that the bus trip to Immokalee may be cancelled for lack of participation, and that 54 people have already signed up for the holiday dance. She did question whether all owners are getting a copy of the newsletter.
- G. Security Patrol – Bill Johnson: No report.
- H. Association Web-site - Bill Meints: Mr. Meints reviewed the report, which is attached and made a part of these original minutes.

SPECIAL COMMITTEE REPORTS: Bill Meints reported that there is a court hearing scheduled for this Thursday at 10:30 A. M. regarding the ongoing court case. If there is no resolution, then a trial date has been set for November 5, at 1:30 P. M.

UNFINISHED BUSINESS: None.

#### NEW BUSINESS:

- A. Requests for Items to be placed on the Agenda for next regular meeting: None.

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

MOTION PASSED.

The meeting was adjourned at 2:15 P. M. The next Board Meeting will be held on November 3, 2009, at 1:00 P. M., at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary