

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, MARCH 5, 2013  
3:00 P. M.**

Present: Bruce Callahan, President, Marie Beima, Vice President, Troy Grieco, Treasurer, Thomas Gaines, Secretary and Helmine Junger, Director. Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Bruce Callahan at 3:00 P. M. at the Lakes of Jacaranda 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 last Board meeting: MOTION was made by Troy Grieco and seconded by Marie Beima to approve the minutes of the Board meeting of February 5, 2013, as corrected. The Lots to be maintained at the Board's discretion are Lots # J72 and J198.

MOTION PASSED.

Resignations and Appointments: David Masek and Judie Gollwitzer's terms have expired. Tim Garcia has resigned from the ARC effective today.

Committee Appointments:

- 1). Bruce Callahan: Committee Oversight, Lakes, ARC, Pump House, Lighting.
- 2). Marie Beima: Grants, Deed Restrictions, Covenants, Fining Committee.
- 3). Troy Grieco: Security, Audit and Finance, Landscape/Common Grounds/Irrigation, Signs, Signage, Lighting.
- 4). Tom Gaines: Bulletin Boards, Directory, Newsletter, Block Captains, Roadways, Drainage.

REPORTS OF OFFICERS

A. President- Bruce Callahan.

1. Bids for Clearing Australian Pines: Bruce Callahan reported that he has received one bid from Artistree and that two more are forthcoming.
2. Survey Update-Bocce Ball and Speed Bumps: The owners voted 136 for and 193 against the installation of the bocce ball courts and 72 for and 401 against the speed bumps. Specifically Cedarwood was 5 for and 11 against and Roseling was 5 for and 29 against.

MOTION was made by Troy Grieco and seconded by Marie Beima to honor the public opinion poll and not install the bocce ball court.

MOTION PASSED.

MOTION was made by Troy Grieco and seconded by Marie Beima to honor the public opinion poll and not install the speed bumps.

MOTION PASSED.

3. Sidewalk Repairs: The Board has received a proposal from Howell Concrete and a second bid is being sought from the contractor that did the work in Park Estates. The President wants to do a walkthrough of the sidewalks that are the responsibility of the Association with another Board member to identify areas that need to be addressed.
- B. Vice President-Marie Beima.
1. Landscape Update: The Committee is proceeding with the plantings.
- C. Treasurer-Troy Grieco.
1. Financials: When the year-end financials are completed by the Association CPA, January and February financials will be completed.
  2. Delinquencies: The current report was reviewed and is attached and made a part of these original minutes.
  3. Rentals: MOTION was made by Bruce Callahan and seconded by Tom Gaines to approve the two year rental for Lot #J222 as presented.

**MOTION PASSED.**

(For: Beima, Callahan, Gaines, Junger. Abstention: Grieco).

4. Artistree Update: The monuments and entrances have been updated. The trimming and mulching is being done according to plan. The new grass around the tennis court area needs to be addressed and the swale shared with Southwood needs to be cut back and half the cost billed to Southwood. The first phase of the lighting program for the North and South entrances, which is getting the lights functioning, has been completed. The second phase, which is the improvements of the lighting, is being bid at this time.
- D. Secretary – Tom Gaines: No report this month.
1. Plaque for Joe Beima: The plaque has been ordered and will cost around \$100.00. John Vidas will install the plaque on the park bench across from the clubhouse. The announcement will be placed in the website and newsletter.
- E. Director – Helmine Junger: Mrs. Junger will provide information from past Treasurers to Troy Grieco.

**Keys-Caldwell Management Company Report:**

**A Property Manager - Jim Kraut**

1. Covenant Violations: Management reviewed and distributed the latest violation chart. There were 48 violation letters sent to owners.

MOTION was made by Bruce Callahan and seconded by Tom Gaines to refer Lots # J035 and J612 to the Compliance Committee for appropriate action.

**MOTION PASSED**

2. Misc. Items: Satellite dishes were looked at during the most recent monthly drive-thru; 98 dishes were counted. The list will be turned

over to the ARC Committee to see which dishes have been approved. Notification of non-compliance as well as an ARC request form will be sent to all owners who have not been approved for satellite dish installation. Peter Tomich has submitted a bid of \$75.00 per visit to maintain the landscape at Lots # J72 and J198.

#### SUB-ASSOCIATIONS

- A. Park Estates: Tom Gaines reported that neighborhood security has been discussed including unlocked cars and open garage doors. There has also been Graffiti painted in new construction and on new signage at the South entrance.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

#### STANDING COMMITTEE REPORTS:

- A. Architectural Review: Tom Davis reported that 47 applications have been approved since January 1. Two Neal Homes are almost completed and will be inspected soon. The Committee is looking at the satellite dish issue.
- B. Lakes and Wetlands – Art Bradley: There was a fish kill in the North entrance lakes caused by an algae bloom identified as cyanobacteria. The lake contractor removed the dead fish quickly.
- C. Disaster Preparedness – Joe Thiel: Volunteers completed the shelving in the storage facility and repackaged the items stored there. The LOW Christmas items need to be stored there. Zone leader and radio training is coming up. CPR training will be held on April 2, at the clubhouse. There is a video on the LOWofJ website about the new CPR technique for all owners to view.
- D. Newsletter & Directory – Judie Gollwitzer/Tom Gaines: The new directory will be out soon,
- E. Security Patrol - Bill Johnson: The new signage is here. Volunteers are needed. and there will be a notice in the newsletter. There is no current schedule for patrols. The Board will ask for volunteers.
- F. Webmaster – Bob Valenziano: The new report is attached and made a part of these original minutes.

#### SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: Covered.
- B. Lecture Series: No report.
- C. Social – Pat Ritner: No report.
- D. Writers Group - Kathleen Smith: No report.

#### UNFINISHED BUSINESS:

- A. Approval of Tree Removal and Planting: MOTION was made by Bruce Callahan and seconded by Troy Grieco to approve the proposal from the owner of Lot # J585, to remove two oak trees and plant two palm trees in their place, with the necessary contract and insurance in place, as presented.

MOTION PASSED.

- B. Lawn Mowing: Owners need to be aware that grass clippings should not be blown into the street because it can wash down the storm drain and create an

algae bloom in the lakes.

NEW BUSINESS:

- A. Vote on Bocce Ball Court and Speed Bumps: Covered.
- B. Road Maintenance: Covered.
- C. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). An area along May Apple Way has been mistakenly clear cut by FPL. FPL has been contacted to remedy the issue.

MOTION was made by Marie Beima and seconded by Troy Grieco that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 4:14 P. M. The next meeting will be held on April 2, 2013, at 3:00 P. M. at the Lakes of Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut  
For the Secretary