

**JOINT USE COMMITTEE MEETING
LOST LAKES CONDO ASSOCIATION
NORTHWEST LAKES CONDO ASSOCIATION**

140 Lost Lakes Drive, Suite #1
Cocoa, FL 32926

MINUTES OF COMMITTEE MEETING December 19, 2006

Co-Chairman Bob Stillwell called the meeting to order at 7:00 PM in the Lost Lakes Lodge.

ROLL CALL - Committee members present were Roseann Moore, Bob Stillwell, and Al Berner for absent member Leon Krogulski, Yancey Parrish and Treasurer Bettie Brown. Jayne Stillwell is acting as recording secretary.

APPROVAL OF MINUTES of November 21 meeting. Al moved to accept the minutes of the meeting, seconded by Roseann; all in favor, motion carried.

TREASURER'S REPORT - Bob Stillwell announced that payment has been made in full of the roof loans to the two Associations. Bettie submitted Statement of Assets as of November 30, 2006 totaling \$261,353.71. She also made available Profit and Loss summary Jan - Nov '06. Detailed treasurer's report is posted on the bulletin board.

STANDING COMMITTEE REPORTS

- Activities - Helen Gregor - Upcoming events include Christmas Eve exchange, New Year's Eve (120 tickets sold), Veteran's Breakfast tomorrow. Penny Hartmann has been working with Breakfast Teams for next year. Tickets for the Variety Show will be available after the first of the year. Positions vacated by Penny and Helen, Breakfast Coordinator and Activities Chairman, are still open. Kitchen sink will be installed after the first of the year. Helen reminded residents to carpool to clubhouse events; there is simply not enough parking for every household to bring a car. Bob reminded Helen that the Activities Committee, as a committee entrusted with residents' monies, must have minutes taken at each meeting.
- Communications - Don Feeser stated that the deadline for the newsletter is 12/22.
- Garden- Jenny Filichia - No report. Al made a motion to approve the expenditure of \$225, seconded by Yancy; all in favor, motion carried. James (Creative Landscapes) will be given the okay to remove the trees.
- Lakes - No report.
- Lodge - Roseann Moore - No private parties scheduled for January. The only activity on the calendar is the Variety Show.
- RV Storage - Joe Dalton - No report
- Security - Joe Dalton - Residents are giving security codes out to Vendors. We do not know whom some of these people are, and they can be giving codes out to others. Service persons should call the resident on the call box and the resident should dial '9' to open the gate from the home phone.
- Veterans - Pat Ryan -Informal meeting on 12/26. Veterans' will sponsor Super bowl event in the Clubhouse February 4.

- Maintenance - Bob Stillwell/Yancey Parrish - The electrical work for the Christmas lights was completed. The stage was moved to one side to allow unobstructed access to emergency exit. EXIT signs in the lodge have been shuffled. The restrooms are not Fire Exits. The bulbs in the signs have been replaced to make them more visible. Bob brought up an incident in which a band, of which a resident is a member, was given permission by an officer to use the clubhouse for a 'practice', which was apparently being videotaped as a promotional. This activity interfered with the card playing regularly scheduled for the night. The card players were rebuffed when they asked who the group was and who gave them permission to use the clubhouse. Roseann was not consulted about this activity. Bob reminded all attendees that any activity not normally scheduled must be cleared by Roseann, who keeps the Calendar for the clubhouse as well as collecting any deposit/ rental fees from private parties.

REPORTS OF AD HOC COMMITTEES

- Gazebo - No report
- Pool Rules - Jayne Stillwell - Newsletter carriers delivered surveys the weekend of 12/5; responses were due back by 12/15, although responses are accepted through tonight. An analysis of the survey results should be available to the JUC by the next meeting.

UNFINISHED BUSINESS - Bettie completed the transfer of Activities account to Sun Trust; it will be part of the JUC operating fund with its own line item. She will need money from Activities to fund account, after the end of the year statements are received from the bank. Activities will keep \$1,000; at each month's end, reconciliation with the JUC will be done. Activities meeting must have minutes as a standing committee. It can be short form.

Princess House fundraiser. JUC can approve Activities that raise funds for the community. Commercial enterprises (like the recent wine and cheese party) should be booked as private party and pay rent. Roseann made a motion to allow the Princess House fundraiser, Yancey seconded, all in favor, motion carried.

NEW BUSINESS - Someone ran through the gate this month for the second time. The bolts broke away as designed, so the arm was not damaged. Does anyone have any information on who might have done this? The guard was not on duty when it was done. Although the JUC does not have sufficient funds for the entire camera system, they are going ahead with a camera for the gate. Bob and Yancey can install it. Bob and Yancey priced cameras at Home Depot: \$1,400 - 2,000, next step up is \$3,000. They may check with Forest Lakes which just installed cameras. Al made a motion to purchase the camera; Roseann seconded the motion, all in favor, motion carried. Don Feeser said that the two associations will have to figure out 'enforcement', as JUC cannot enforce.

ITEMS FROM COMMITTEE MEMBERS -

A resident thanking them for the clubhouse renovation, the pool refinishing, the guardhouse, and the gazebo repairs sent a letter to the JUC. The letter also requested that the berm behind Woodsmill be cut and cleaned up.

Children were seen roller blading and playing soccer in the tennis courts. A notice will be placed in the Newsletter indicating the restricted use of the tennis courts.

Aggressive Pest Control has been filling their water tank from the lodge spigot. They have been told to stop. They were also filling coolers from ice machine; apparently, Howard said okay. A sign has been placed on the ice machine barring any contractors from use. Associations will send a letter to both Aggressive and Howard.

The Outer Drive pump has burned out again; it was repaired at a cost of \$900. Bob is negotiating with FPL to reimburse the cost. FPL computer tech has checked and indicated that there was no power surge as suspected. Bob made a motion to have FPL install surge protectors/lightning arresters on the clubhouse, pool, three NW pumps, and two LL pumps for \$8/month charge. Roseann seconded, all in favor, motion carried.

Roseann has posted another list for gate openers - until Friday.

Community mailbox is back out.

The Jukebox, organ, and old treadmill have been disposed of. A new treadmill has been purchased and installed.

The old propane tank (pool) has now been filled with water.

Danny is clearing out around the cypress trees on the lake. St. John's requires they be cleaned out for three years or taken out. The reeds at waters edge provide cover for the fish.

The associations should approach the Dukes about being on our property, concerning liability.

ITEMS FROM ATTENDING RESIDENTS

A resident consistently puts birdseed on the road; indicating no concern for rabid raccoons which show up during the day. Don Feeser will send a letter to the resident.

There seems to be more clover than before; Truly Nolen has sprayed again.

ADJOURNMENT - Bob adjourned the meeting at 8:28 PM.

Submitted by Jayne Stillwell, acting Recording Secretary