**Loma Del Sol Homeowners Association, Inc.**

Thursday, February 11, 2016, the Annual Meeting was called to order at 7:00 P.M.

Everyone said the Pledge of Allegiance.

We did reach a quorum, so the Volunteers began counting the ballots.

The Board Meeting began while the ballots were being addressed.

We had a quorum of Board members, as Frank Cardinale,

Don Chase, Lucille De Feo, Paul Gaffney and Marylu Mariniello were present.

**Treasury Report (Marylu)**

Center State Operating $34,814.58

Center State Money Market 45,087.57

Wells Fargo Money Market 28,628.18

Paul motioned to accept the Treasury Report and Frank seconded it.

**ARB Report (Marylu)**

**Approved:**

Fence (2)

Painting (3)

Roof replacement (7)

Screen Door (1)

Tree removal (1)

**Violations (Don)**

Don did a review of the previous twelve notices, driving around the Community to see who has complied and who needs the next level of notice.

**Assessment Issues (Lucille)**

Payments mailed in ballot envelopes, Attorney intervention and associated fees:

Several Homeowners were at the meeting because they had sent their annual assessment payments in a ballot envelope, which can't be opened until there is a quorum.

Frank Cardinale explained the quorum procedure, where at least 10% of all Homeowners must attend the Annual or continued meeting in order to proceed with opening the ballots and counting them.

Since we didn't have a quorum at the last meeting and we do have one now, the ballots will be opened tonight, with both election results and assessment payments.

However, since their payments were considered late, our Attorney became involved, which resulted in late and attorney fees.

The Homeowners at the meeting wanted to address this, felt it was unfair and wanted Lucille to remove the fees. She explained that the Attorney had to be paid, if not from the particular Homeowners, then the cost would be applied to all of the Homeowners, so she would not reduce the fees.

Don and Paul said that colored envelopes might help the situation, going forward. Lucille agreed to this.

Paul motioned to buy colored envelopes to be used specifically for the ballots and Don seconded it.

**Promulgated Rules regarding Ballots (Marylu)**

Update the Promulgated Rules regarding the annual ballot, with printing the name of the Homeowner, as well as signing the ballot:

Marylu explained that many Homeowners scribble their signatures and we can't verify the name, so she asked that an additional line be added to the ballot envelope where the Homeowner must print his/her name, so it is legible.

Paul motioned to update the Promulgated Rules with this information and Frank seconded it.

**Homeowner Situations (Lucille)**

We have to hire a bankruptcy attorney to investigate a Homeowner who has claimed bankruptcy in another state and who owes several years of assessments.

A Homeowner in Ireland is delinquent in assessments, so papers have to be served there to let him know the impending loss of his property. Don questioned this and Lucille told him we could take the house in lieu of payments.

There is an ongoing ARB issue at a property with work done without approval. Our Attorney is involved and has offered mediation, trying to work out a solution.

**Landscaping (Don & Frank Cardinale)**

Frank said there were pine tree roots eating into the irrigation pipes. Since our irrigation system was original and below code, we contracted T & M to upgrade the system. The Phase 2 irrigation repairs have been completed.

Pressure washing of sidewalks in the park and other common areas will be done after the winter season is over.

The replacement of various plants and bushes and the removal of trees that are dying along CR 54 will be done in stages. Sod and fertilizer will be put down in the spring.

Lucille said that we have to grind down the stumps

Frank and Don discussed light poles that are not working should be reported to Duke Energy. There is a number on each pole. which should be given to Duke, as well as an address near the pole. Frank commended Frank Reynolds for contacting Duke, who repainted all of the poles in the Community.

**Miscellaneous (Paul)**Garage sales to be held on March 12 and November 12. The hours for both are 8:00 AM - 2:00 PM. Advertising will placed in the Ledger and our signs will be posted at the entries.

Paul said that Red Cross donation bags were thrown haphazardly on properties, with a note asking for donations in two days. Paul called them to say that the bags should have been better placed and giving people two days notice is not enough time. These ideas were noted by the Red Cross.

**Housing Statistics (Marylu)**

Listings:

Active (5)

**438 LOMA DEL SOL DRIVE Foreclosure 179,900**

**917 VIA DEL SOL DRIVE Regular sale 190,000**

**824 VIA DEL SOL DRIVE Regular sale 199,500**

**118 MANUEL COURT Regular sale 239,900**

**134 HENUE COURT Regular sale 241,000**

Pending (2)

**225 SUNWARD RUN Regular sale 174,900**

**844 VIA BIANCA Regular sale 239,900**

Sold (2) (Last 60 days)

**120 VIA DEL SOL Regular sale 188,000**

**623 LOMA DEL SOL Regular sale 239,900**

Marylu said that the number of foreclosures and short sales are decreasing.

She also noted that all of the Christmas decorations placed in the Community were done by Norita and John Long. They went to a Christmas supply store with Lucille and purchased bare wreaths, ornaments and ribbon. Norita made all of the wreaths that were placed at the entries. Lucille said that Norita's hands were raw from working with the materials.

Lucille also said that we had purchased two light machines, one of which was stolen. The other was returned for a refund.

The ballot counting was completed. Of the 388 properties, 93 ballots were sent in. In addition to the election ballots, there were six assessment payments and one invalid ballot because there was a write in for John Long.

Marylu read the minutes of last year's Annual Meeting and then read the results of the vote:

Don Chase - 88

Marylu Mariniello - 75

Paul motioned to keep the same Officers on the Board and Frank seconded it:

Lucille De Feo - President

John Long - Vice President

Marylu Mariniello - Secretary/Treasurer

Marylu read the names of the ARB members:  
Sheila Brazina

Frank De Feo

Marylu Mariniello

All will remain on the ARB Committee for this year.

Paul motioned to end the Annual Meeting and Frank Cardinale seconded it.

Paul motioned to end the Board meeting and Frank seconded it.

The meeting ended at 7:46 PM

**The next Board meeting is scheduled for Thursday,**

**May 12, 2016 at 7:00 P.M at the *Polk County Sheriff’s Facility, 1100******Dunson Road.***