

Loma Del Sol Homeowners Association, Inc.

Saturday, November 5, 2016, the Annual Meeting was called to order at 10:00 A.M.

Everyone said the Pledge of Allegiance.

We did not have a quorum, so we could not continue this meeting. However, Don Behr, our Accountant was present, so he spoke of our finances.

He said that over all we are in good shape, but had two areas which cost extra funds - Attorneys fees and the replacement of the irrigation system.

Our Attorney fees were \$11,363, but he was able to collect \$14,074, so we made a \$2,712 profit. The irrigation replacement cost \$14,000, while we had \$3,600 allocated for maintenance. We replaced the system because it was old, not up to code and constantly broke down. Frank Cardinale added that we replaced the pump and installed 2,000 feet of piping.

Don also said that we did a good job on the budget.

Lucille was not feeling well and asked John to run the meeting.

John asked for a motion to continue the Annual Meeting to February 9, 2017. Lucille motioned for this and Paul seconded it. We then started the Board Meeting.

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

Lucille De Feo, Paul Gaffney, John Long, Marylu Mariniello and Frank Reynolds were present.

Art Kasner was present as the Sergeant of Arms.

Lucille motioned to waive the reading of the September Minutes because they were posted and Frank Reynolds seconded it.

Treasury Report

We did not have the report because Don Behr spoke about our finances.

ARB Report (Marylu)

Approved:

Dish Antenna (1)
Door replacement (1)
Fence (2)
Gutters (1)
Painting (2)
Roof replacement (5)
Shed (1)
Shrubs planted (1)
Solar Panel (1)
Tree removal (4)
Windows (1)

HOA Information (Marylu)

There is a confusion in our Community regarding our website. The correct website information is:

<https://lomadelsolhoa.com/>

Our email address is:

hoa.lomadelsol@gmail.com

Many think that <https://nextdoor.com/neighborhood/lomadelsol> is our website, but it is not. It was created as an informative, helpful website, but much of it is innuendo and nasty words.

Violations (Don & Lucille)

Thirty violations were issued. Some were trailer problems. Don also mentioned dog issues where people are not picking up after their pets.

Assessment Issues (Marylu)

Per our Attorney, 31 properties were delinquent in payments. Robert was able to collect the funds, as well as late and attorney fees in the amount of \$14,519.44.

Landscaping (Don & Frank Cardinale)

The large tree at the western entrance died due to a blight that is killing this type of palm. The replacement cost is very expensive, so we are looking into planting a few trees in the same area. This will be discussed at the next meeting.

Frank said that we are going to plant new shrubs, but wanted to get the irrigation completed first. He also mentioned that he would like new Homeowners and Tenants to have access to our bylaws and noted that some are now parking their cars on the lawns.

John said that title companies are supposed to hand out the HOA documents.

Don said that we have lights in the gazebos. This will give some light to the children waiting for the school buses in the mornings.

A Homeowner said that a welcome letter should be sent out, but Lucille said that often we don't get the new Owners information in a timely manner.

Frank asked for volunteers to decorate the entry ways for Christmas and said that John and Norita Long were responsible for the new decorations. Lucille, John and Norita shopped for the materials and Norita made the wreaths.

Miscellaneous:

Park bulletin board (Marylu)

The board in the park is moldy and needs to come down. Don redid the cork and caulking a few years ago, but the rain still gets in.

We have the other bulletin board at the eastern entrance and the website. She also proposed putting smaller boards at both entrances to announce meetings, to replace the cardboard signs we now use. John asked Don to work with Marylu to look into the situation and report back at the February meeting.

Security Cameras at the entrances (Lucille)

Lucille said that Loma Linda has put cameras up at a cost of \$6,000. She will be speaking with the Board there and monitoring the success or not of the cameras and then will make a decision for our Community.

Garage Sale (Paul)

The sale will be held on Saturday, November 12, from 8:00 AM - 2:00 PM

There will be advertising in the paper and the banners will be attached to our entry ways.

Raffle for attendance (Paul)

Art Kastner won the Publix gift card.

Water Issues (Paul)

Where were two homes with excessive water usage, with water running down the streets. A letter was sent. One home has fixed the issue, while the other hasn't yet. Paul said the number for Polk Watering is 863.298.4100

Don mentioned again about the water restrictions set by Polk County.

Even numbered house can water on Thursdays and Sundays. Odd numbers are for Wednesdays and Saturdays. All sprinkling can start at midnight on the appropriate day, until 10:00 AM.

Then no watering during the day, but it can resume at 4:00 until midnight.

Don said that the irrigation had a timer issue, so the watering was done on the wrong day and we received a ticket. The HOA is considered a municipality, so we water on Tuesdays and Fridays.

A Homeowner said that after lawn treatments, watering is required and how can this be done on off watering days. John said that the companies put up a sign that shows the treatments were done, so watering can be applied. He also said that you can show the invoice to the County. Lucille mentioned that new sod installation must be at least 50% in order to be able to water every day for two months.

It was also noted that the no soliciting sign was covered by leaves. Don said that this would be corrected.

Housing Statistics (Marylu)

Listings:

Active (5)

134 ADRIANA CT	Regular sale	184,000
322 VIA MARIEL EAST DR	Foreclosure	199,900
149 WESTWIND DR	Regular sale	204,900
713 VIA DEL SOL	Regular sale	218,000
130 AVILA CT	Regular sale	220,000

Pending (5)

367 LOMA DEL SOL	Regular sale	179,900
107 VERANO CT	Regular sale	189,000
115 ADRIANNA CT	Regular sale	225,950
1088 VIA BIANCA DR	Regular sale	241,990
135 HENUE CT	Regular sale	247,900

Sold (6) (Last 60 days)

313 WESTWIND	Regular sale	173,500
121 VIA MARIEL EAST DR	Regular sale	205,000
126 RIO CT	Regular sale	212,000
118 HORIZON	Regular sale	215,000
611 VIA DEL SOL DR R	Regular sale	216,800
110 VIA MARIEL EAST DR	Regular sale	238,500

**The Annual Meeting will be continued on Thursday,
February 9, 2017 at 7:00 PM at the Polk County
Sheriff's Facility, 1100 Dunson Road**

Lucille motioned to end the meeting at 11:15 AM and Paul seconded it.