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

Thursday, February 7, 2019, the Board Meeting was called to order at

7:00 PM.

We had a quorum of Board members, as Sheila Brazina, Frank Cardinale, Lucille De Feo, John Long, Marylu Mariniello and Frank Reynolds were present.

Everyone said the Pledge of Allegiance

**Treasury Report (Marylu)** Center State Operating  $65,871.72Center State Money Market 30,237.79 Wells Fargo Money Market 14,743.55

John questioned the recent payments to our Landscaper, which were stated on the Profit and Loss document sent by our Accountant. Lucille said that she would call in the morning to check on this.

John motioned to accept the Treasury Report and Frank Reynolds seconded it.

**ARB Report (Marylu)**

**Approved:**

Fence (3)

Front door replacement (1)

Gutters (1)

Painting (3)

Resod (1)

Solar Panel installation (1)

Window replacement (1)

**Denied:**

Aluminum fence

**Responses for emails or calls (Lucille)**

We try to respond to questions in a timely manner, but sometimes, we are at work or driving. We receive a lot of inquiries and address all of them.

**Assessment Issues (Lucille)**

Anyone who paid late this year will have a $25 fee attached to next year's assessment. Our Attorney provided a list of liens on properties for non payment of assessments (16) and covenant enforcement (2). Lucille noted that 43 Homeowners didn’t pay their assessments on time and were assessed fees, including the liens.

**Deed Restricted Community (Lucille)**

We have new Homeowners who don’t want to follow the established rules, causing a lot of work and frustration. This is particularly true with exterior changes done and no ARB requests sent.

John said that we need new signs in the Community per the Sheriff’s Department. We have to call the County Attorney’s office to order them. He also mentioned the state law that mandates that Title Companies must give copies of HOA documents at closing. Lucille said that all new Homeowner are sent a welcome letter with HOA information,

**Violations (Sheila & Art)**

Violations will begin again in March, after the winter.

We will be buying a tablet for violation information. Sheila, Art and Frank Reynolds will be on the Committee.

Lucille mentioned that we are looking into the size of small fence covers for trash and recycling containers and then we will add this to the Promulgated Rules.

**Landscaping (Frank Cardinale)**

New rubber mulch will be ordered and applied in the park. Lucille said that Art found a good deal at Home Depot and will go with Lucille to pick up the mulch. John offered to spread the mulch.

Frank Cardinale complained about dead shrubs that have not been addressed by our Landscaper, Randy. John wants to rent a chain saw to remove these shrubs. Frank will speak to Randy about this issue to resolve it.

**Christmas Decor (Sheila)**

Sheila read some postings from a local website with criticism for this year’s decorations. John said that the sprinklers caused lights to short and people stole LED lights. Marylu said to buy the older type lights and wrap them on the trees and shubs. She also asked if the shrubs at the entrances can be pruned into a Christmas tree shape, so we can put lights there as well. Frank Cardinale said yes. John said that we should have bigger wreaths and everyone agreed. Marylu complimented the lights in the gazebo and tree in the park.

We will add funds in the next budget to buy some more items for next year.

**Garage Sales (Sheila)**

**Th**e dates are March 23 and November 19. Both are Saturdays, with the time of 8:00 AM – 2:00 PM. Signs will be posted.

**ARB Issue**

A Homeowner attended this meeting to discuss the denial of his aluminum fence request. He stated that our minutes are not on the website, but they are. He complained that our Promulgated Rules are not registered with the County, but John told him that they are registered with the State. He wanted a copy of the agenda that is prepared for Board Members and then said that the agenda had to be put on our website, which he wanted to do and pay for. We said no. He threatened to sue the Board if a piece of wooden fence breaks his windows in a storm. We are not liable for acts of God.

There was a lot of animosity, but the fact remained that an aluminum fence is not permitted. He asked for a new Board meeting, but Lucille said that we have to notify Homeowners if we are having an unscheduled meeting, which he refuted. He then asked if we can address this at the next meeting and we said we would look into this. The Homeowner did offer to volunteer with putting up Christmas decorations in November.

Frank Reynolds motioned to end the meeting at 8:00 PM and Lucille seconded it.

**The next Board meeting is scheduled on Thursday, May 9, 2019 at 7:00 PM at the *Polk County Sheriff’s Facility, 1100 Dunson Road***