

Loma Del Sol Homeowners' Association Inc.  
2019 Annual Meeting Minutes  
November 2, 2019 10:00AM  
1100 Dunson Road  
**Our new email address is: LDSHOA@gmail.com**

A quorum was achieved as we had over 50 homeowners in attendance

The meeting was called to order at 10:03AM

Everyone said the Pledge of Allegiance, John Long asked if there were veterans in attendance and the Board thanked them for their service.

Election ballots were still being counted, so we decided to go a bit out of order to keep the meeting on schedule.

**Accountant Don Beahr made remarks regarding our finances:**

The complete fiscal year is not reflected in the statement, this meeting was held a little earlier than years' past, so the October 31<sup>st</sup> bank statement isn't ready yet.

He reviewed but did not audit books, in the review he found that all money was accounted for, nothing is missing, and the profit and loss year over year is on schedule and there isn't anything unusual.

Don will be taking over from our current accountant firm in January. He has been the one that has worked with our books consistently and the Board decided to keep our business with him as he semi-retired and leaving the firm we currently use.

New HOA board member Liz Lynch made opening remarks on behalf of herself and the board. She wanted to let everyone know that there is a new board of directors, and we are here to serve them and the community, and we want to work together to improve Loma Del Sol. We will also be providing opportunities to share comments, concerns and questions in the open forum or through a new comment box we have set up at the meeting room entrance.

New HOA board member Kate Bernard read the minutes from the November 3, 2018 Annual Meeting. A motion to approve was made and seconded, the Board approved the minutes.

**Treasurer's Report**

John Long went over some specific accounting numbers:

We have so far collected \$57,181.00 in annual dues, ahead of last years' pace.

He also read the Treasurer's report, and the full report be posted to the bulletin boards in the neighborhood.

\$61,639.45 is in the CenterState Operating account, this will be moved to the money market account so it will accrue more interest

\$30, 247.07 is in the CenterState Money Market account

\$14,748.46 is in the Wells Fargo Reserve Funds account, also a Money Market

Grand total for checking and savings is:  
\$106,634.98

A motion to accept was made and seconded, the Treasurer's Report was approved by the Board.

### **Landscaping Report**

Frank Cardinale met with Randy our current landscaper to discuss expectations and duties. There has been confusion in the past regarding what he should be doing, so it was decided to keep letting him do what he is currently contracted to do and hire an additional landscaper to help us with choosing new plants and fixing up the common areas. We are accepting bids now and will have someone in place soon to get started.

The park is a priority now due to the event scheduled for December 7, 2019.

We will be getting advice on what to plant along CR 54 where Duke Energy removed the pine trees.

John Long asked Heather Happy to serve on the Landscaping Committee, she accepted and there was another homeowner in attendance as well as one that could not attend that are also interested—it was requested they speak with Frank C. to coordinate efforts.

John Long and the Board recognized Art Kastner for all his help with landscaping and maintenance over the past few years. Thank you Art!

John Long and the Board recognized Lucille DeFeo for her many years' worth of excellent record keeping for the Association. The condition of the files were also outstanding. Thank you Lucille!

John Long and the Board recognized Kate Bernard and Ginny Reynolds providing refreshments, thanks Kate and Ginny!

### **Upcoming Event: Christmas in the Park at Loma Del Sol:**

Ginny Reynolds spoke about the Christmas in the Park at Loma Del Sol event. It will be held December 7, 2019 from 9AM-2PM.

There will be 17 vendors, a Santa Claus, and a kids' craft table

Ginny would like a volunteer to help with the kids' craft table if anyone is interested

A homeowner asked how we are advertising the event, we will have posters, flyers, as well as post to social media so that we can get a good turnout.

If anyone would like to help post flyers please see Ginny or contact the board.

### **Decorating the LDS Entrances:**

John Long asked for volunteers to help on Saturday, November 23<sup>rd</sup> at 10:00AM with decorating the entrances for Christmas. The Board purchased 4 new wreaths to replace the old ones we had that had worn out. If anyone would like to volunteer you can contact the Board or just show up that day to help.

### **Need Volunteers:**

John Long called for volunteers for the following:

Architectural Review Board

Violation Committee

Landscaping Committee (Spring start date)

Two homeowners were interested and will speak with Frank Reynolds

### **How Can We Improve and Better Utilize the Park?**

John Long asked the members how we can better utilize the park and improve it overall.

A homeowner suggested getting a trash receptacle. We did have one, but a few years back it was removed due to excessive dog waste being disposed of and it became a hazard.

Frank Reynolds will research options and see if there is a way we can install something for dog waste and to help keep the park clean.

John also mentioned there are more children living in LDS than years' past, and that it would be nice to have options for them to utilize, such as a soccer net and/or a basketball hoop. These would not be permanently installed but could be moved around and taken down for other events as necessary.

If homeowners have other suggestions they can put them in the comment box or email them to the Board.

A homeowner asked about cameras at the park to prevent vandalism. This has been researched and the Board will revisit options. Kate suggested putting up signs saying you are on camera, even if we don't have them, as a deterrent.

A homeowner also mentioned installing fake cameras as well.

The Board will report back with findings and next steps.

A homeowner suggested gating the park and having the access restricted to coded entry.

There are many issues to consider, one being that we could qualify for a grant from Polk County for \$5,000.00 for equipment for the park, but the park has to be accessible and open to anyone in order to qualify for the grant.

The Board will research this and report back with findings and next steps.

A homeowner mentioned we should have a Park Committee. The Board agreed, and Liz Lynch was appointed Chair of the new Park Committee—if anyone would like to volunteer please reach out to the Board.

### **Comments and Concerns from Members:**

A homeowner asked about the dead palm trees at the entrances, Frank C. said that has been discussed and they will be removed.

**The Community Garage Sale is Saturday, November 9<sup>th</sup>**, John Long will get the signs from storage today and place at the entrances, and we will post to social media as well.

A homeowner asked for an update to the website—it is very old, incomplete, and not user friendly. John Long said he is communicating with our current web designer, and we

don't pay very much so not a lot of effort is put into it. Kate Bernard and Liz Lynch were tasked with researching options.

John also mentioned being able to pay annual dues, fines, etc. through our website—this could be added to our current site for now as well as have this feature on any new site we launch. Homeowners would always be able to mail a check too, we would not take that option away for those who prefer to do so. Most everyone was in favor of this option, and it is very secure and inexpensive. The Board will research and report back with findings.

A homeowner asked about communication—how can the community know what's going on and stay informed?

Liz Lynch and the Board will be utilizing NextDoor to help inform the community of events and items of interest. John Long mentioned creating a Facebook page, most homeowners said they would use it, it would be open to the public and not locked down. The Board will look into creating this page.

This can also be accomplished on our new website, and we can also use the company that John mentioned for secure payments, Square, to add this functionality.

Kate Bernard mentioned creating a newsletter again, something that would be mailed out a few times a year at least that would go over basic info as well as any items of interest that happened since the last newsletter. Most homeowners were in favor of this as well.

One of the goals of the new Board is more open and better communication with the community, and we are open to suggestions as well!

We have a new email address: [LDSHOA@gmail.com](mailto:LDSHOA@gmail.com). All Board members can now see every email, which hadn't been the case in the past.

The counting of the election ballots was completed, John recognized Gary Gose and Norita Long for opening and counting. Thanks Gary and Norita!

We had three homeowners on the ballot for two seats on the board, their names and vote totals are:

Lucille DeFeo 35

Frank Reynolds 78

Kate Bernard 102

The Annual Budget was sent over the Summer, and since there were no objections received it went final, so no review or vote was necessary.

The Annual Meeting was adjourned at 10:46AM

Loma Del Sol Homeowners' Association Inc.  
2019 Board Meeting Minutes  
November 2, 2019 10:00AM  
1100 Dunson Road

The Loma Del Sol Board of Directors Board Meeting was opened at 10:46AM on Saturday, November 2<sup>nd</sup>, 2019.

**Election of Officers:**

With new members coming on the Board needs to elect new officers.

John Long nominated Kate Bernard for Secretary. Liz Lynch, and the Board elected Kate Bernard Secretary.

John Long nominated Liz Lynch for Treasurer. Kate Bernard seconded, and the Board elected Liz Lynch Treasurer. Frank Reynolds will transfer documents and info to Liz.

John Long nominated Frank Reynolds Vice President. Two members seconded, and the Board elected Frank Reynolds Vice President.

Frank Cardinale nominated John Long for President, unanimous second, and the Board elected John Long President.

Frank C. nominated Neil Auster to the Board to fill one of the empty director positions, the Board seconded and elected Neil. Frank C. will notify Neil he's been elected to the Board.

We still have one open seat, since we have an even number of 6 instead of 7 directors at the February meeting, the President will abstain from votes except in the case of a tie where he will cast the deciding vote if necessary.

A homeowner asked about the landscaping and the cost of hiring an additional vendor for upkeep.

It will be a separate contract due to confusion of duties currently expected of T&M (Randy). The common areas need a lot of work and updates, and if any homeowner sees issues with broken sprinklers or anything else of concern they can contact the Board.

A homeowner asked about SWFMUD requirements for our retention pond maintenance—every 4 years we have to meet their guidelines, and to do this we have to hire an approved contractor to inspect and certify them. The Board has a budget for that, and we will hire the appropriate contractor and make sure the requirements are met.

A homeowner asked our Polk County Commissioner, Martha Santiago, for help with the noise from the rental community that borders us. She will reach out to the Osceola County Commissioner that represents that area to make them aware of the situation. If anyone would like to call Ms. Santiago or any other commissioner, the main number is 863-534-6000.

A homeowner asked for an update on the Public Hearing signs on the large tract of land that was the subject of a proposed zoning change two years ago. Kate Bernard filled the attendees in regarding the latest info, the hearings are to harmonize some conflicting zoning requirements (density) within the plot of land, as it has two owners. The owners

of the larger piece also want to make sure they can sell to a single-family home developer if an offer is made. At this time there are NO proposed zoning changes, and local residents continue to do their due diligence and stay informed regarding the land.

A homeowner asked about the possibility of a physical wall along CR 54—this was researched years back when the road was expanded, and the county told the HOA that even if we paid for it they would NOT approve it, primarily due to utility easement issues. The Board will look into this again, since the amount of traffic and emergency vehicles has greatly increased from then to now, and report back with information.

A homeowner mentioned that the ARB forms and process need to be redone, and new standards and clearer communication need to be established. The Board agreed and said we were working on it and do still need volunteers to help Frank Reynolds with the ARB. The homeowner that asked the question also said she was willing to help.

A homeowner asked about who was patrolling the neighborhood. John said he used to work late hours and would see the Sheriff's patrol car parked in the park and would thank them, but we are not sure now of the days/times that they are driving through. The Board will reach out to the Sheriff to see if we can establish this or if we are already on a schedule, as they seem to recognize we are in a precarious spot since we are so close to main roads and highways with easy access. Liz Lynch noted we all need to look out for each other, and if you see something please do call the Sheriff non-emergency number at 863-298-6200 or 911 if it is an emergency.

Kate Bernard also mentioned that homeowners can do their part by turning on and/or upgrading their outdoor lighting, as this is simple and a huge deterrent for crime. The Board will also look into how we can work with Duke Energy to make the streetlights brighter. You can report a streetlight issue with Duke through their website: <https://www.duke-energy.com/customer-service/request-light-repair> or by getting the number from the post and calling them at: 800-228-8485.

John Long announced that the HOA would be hiring a new attorney, one that is close by and would only charge us for time and not travel. He's also about \$150 an hour cheaper than our previous attorney, and specializes in real estate law. A homeowner asked which attorney was the better one, and John said they were both rated about the same by the Florida Bar Association. John asked if there was a motion to approve, Liz and Frank R. motioned to approve, and Frank C. seconded. The Board voted unanimously to hire the new attorney.

Frank C. mentioned that the HOA's primary objective is to keep property values up, and it's up to all of us to work together to help with that objective. The ARB rules and enforcement have been an issue in the past but changes will be coming. If a homeowner has an issue they should report it to the Board.

A homeowner brought up issues with people parking in the street. Frank R. said the rules used to be different, and the Board will research what the possibilities are regarding possible changes or enforcement.

A homeowner mentioned solicitors in the neighborhood being a problem. Kate reminded the group that religious groups and political soliciting are protected by law and cannot be barred or removed. We have signs posted at each entrance but they are often ignored. Homeowners are encouraged to call the Polk County Sheriff non-emergency number to report solicitors, and the sheriff will send someone to remove them.

A homeowner suggested that the HOA file all promulgated rules with Polk County. John said the county does not keep a record of those.

There is also an issue with new homeowners not receiving a copy of the bylaws as required by law, their title company is supposed to provide that at closing. Our new attorney will look into what recourse the HOA has to ensure this is happening.

A homeowner asked if the bylaws could be retyped and put on the website. This will be researched as we develop the new website.

A homeowner mentioned a landscaping truck causing traffic issues on Westwind Drive. The Board will look into this and research what can be done. The current rules clearly state that **NO COMMERCIAL VEHICLES ARE TO BE PARKED ON PROPERTIES OVERNIGHT, INCLUDING THE STREET.**

Garbage cans are another issue—they are to be hidden behind a fence or enclosed in garages, but many are leaving them out so they are visible from the street. This will be addressed when the new Violation Committee is in place early next year.

Meeting adjourned at 11:28AM