

## Loma Del Sol Board of Directors Meeting Minutes

Thursday, May 20<sup>th</sup>, 2021

7:00PM

Polk County Sheriff's Facility, 1100 Dunson Rd. Davenport, Florida 33896

### Meeting Minutes:

Call to Order: Meeting called to order by President Frank Reynolds at 7:00PM

Establish quorum of the BOD: A quorum was achieved, board members in attendance:

Frank Reynolds, President

Kate Bernard, VP and Secretary

Richard A. Leger, Board Director

Frank Cardinale, Board Director

Ginny Reynolds, Board Director

Not present:

Liz Lynch, Treasurer

Vi Radzisauskas, Board Director

Deputy Pastor from Polk County Sheriff's department provided an update regarding work he is doing with our county commissioner, Martha Santiago, regarding Champion's Gate noise and other issues. Commissioner Santiago is in the process of setting up a meeting with the Osceola County Commissioner from that area in order to provide info regarding the situation, hopefully the meeting will take place in early June, not confirmed yet. Sheriff Pastor will attend so he can keep homeowners apprised of the situation.

In the meantime, residents are encouraged to contact their State and Federal representatives and let them know the issues they have experienced regarding short term rental homes and noise/crime:

Josie Tomkow, Florida State House of Representatives: (863) 968-5666;

Josie.Tomkow@myfloridahouse.gov

Kelli Stargel, Florida State Senate: (863) 668-3028; stargel.kelli.web@flsenate.gov

Darren Soto, United States House of Representatives: (407) 452-1171;

repsoto@mail8.housecommunications.gov

Deputy Pastor can be reached at: 863-236-3900; wp6966@polksheriff.org

### **Committee reports:**

**ARB:** YTD Requests: 82

Approved/Closed: 74

Pending: 9

Not Approved: 8

**Landscaping:** New plantings were done at both entrances; dead shrubs along CR54/RR Parkway have been removed. As of now we do not have a maintenance contract in place, so Rick Leger and Frank Cardinale are working on getting bids. Also looking at getting bids for irrigation system repair and upgrades, separate from the landscaping bids. Once bids are in, the HOA Board and Attorney will review and make a final decision. No firm timeframe as of yet. Minor irrigation repair work is ongoing as needed to help conserve water. If you see any issues with the landscaping or irrigation (broken sprinklers, etc.) you can email [ldshoa.leger@gmail.com](mailto:ldshoa.leger@gmail.com)

**Violation:** The neighborhood is inspected on a monthly basis. No properties are entered, all inspections are done from the street. For homes that are not in compliance, the current steps in the process are as follows: Letter of Concern, 1<sup>st</sup> Violation, 2<sup>nd</sup> Violation, all consist of 30 days to comply, for a total of 90 days. After the 2<sup>nd</sup> Violation notice deadline, photos are taken to send to attorney as evidence of action needed, these are only taken from the public street and are not used for any other purpose.

Sometimes ARB requests and Violation letters will cross in the mail, please contact the HOA if this happens, and the information will be forwarded to the proper members:

[ldshoa@gmail.com](mailto:ldshoa@gmail.com)

If a homeowner receives a violation and either needs more time or clarification on what is expected, they can email [ldshoa@gmail.com](mailto:ldshoa@gmail.com), and the information will be forwarded to the proper members for review and response.

Some residents mentioned that there were people that were not recognized to them taking pictures of their houses—the Polk Sheriff and the HOA encourages all residents to call the Sheriff non-emergency number to report all suspicious activity in Loma Del Sol: 863-298-6200.

**Treasurer's report:** Liz Lynch was not able to attend, here is the latest update:

Treasurer's Report

We are halfway into our fiscal (financial year of November – October). Below are the details thus far.

Expected Income	\$97,000	(388 homes x 250 assessment)
Outstanding Income	\$9,682	(includes those not having paid their assessments)
Total Expenses	\$52,654	(expenses from Nov-May)

The largest expenses thus far have been:

Legal Fees      \$13,000

(To assist with matters in our neighborhood and adjoining neighborhood)

Contract Labor      \$23,976

(Lawn service to cut grass in common grounds and trim shrubs)

Fertilization      \$4,765

(fertilization of the common grounds maintained by the HOA)

Currently, there are five lots that are 2 or more years in arrears (overdue) and 20 lots that haven't paid this year's assessment.

If you would like to contact the Treasurer directly: [ldstreasurer2020@gmail.com](mailto:ldstreasurer2020@gmail.com)

**Secretary's updates:** Have been working with our HOA attorney to communicate with Champion's Gate/Lennar HOA attorney on various issues. Noise complaints/crime is the biggest concern. We are not sending letters to homeowners at this time, but have again notified their representatives of the ongoing issues and police activity that has occurred in the area recently. Have also started the process of communication regarding maintenance of the wall that they installed behind our properties. Some of our HOA reps are scheduling time with their management company reps to inspect the wall and open up the lines of communication regarding how it will be maintained, painted, etc.

Other business:

A number of residents signed up to speak.

A question was asked regarding the appointment of directors at our Annual meeting. We had three open seats, and only two residents declared their intent to run, which meant that legally they were automatically appointed to the open seats. The Board also appointed Ginny Reynolds to the remaining open board seat.

The following is the current status of the seats, their former/current occupants, and their terms:

John Long - President--Elected 2017, 3 year term, up for election in 2020

MOVED FROM THE AREA IN 2020, FRANK REYNOLDS ASSUMED PRESIDENT POSITION.

Frank Reynolds – Former Vice President, now President. Elected 2019, 3 year term, up for election in 2022

Kate Bernard – Secretary, Appointed, then Elected 2019, 3 year term, up for election in 2022. ALSO SERVES AS VICE PRESIDENT, APPOINTED TO POSITION AT MARCH 6, 2021 ANNUAL MEETING.

Liz Lynch – Treasurer, Appointed to finish 3 year term from 2018, up for election in 2021

Frank Cardinale – Director, Elected 2017, 3 year term, up for election in 2020. DECLARED INTENT TO RUN, WAS APPOINTED TO ANOTHER THREE YEAR TERM, UP FOR ELECTION IN 2023.

Violet Radzisauskas – Director, Appointed to finish 3 year term from 2018, up for election in 2021

Open Director-- 3 year term from 2017, up for election in 2020. RICK LEGER DECLARED INTENT TO RUN, WAS APPOINTED TO THIS OPEN SEAT, WILL BE UP FOR ELECTION IN 2023.

Open Director—3 year term from 2017, up for election in 2020. NO ONE FILED TO RUN, BOARD APPOINTED GINNY REYNOLDS TO THIS OPEN SEAT, UP FOR ELECTION IN 2023.

A homeowner expressed concern regarding the ARB rules for the placement of the new garbage can screens. There are also some other questions regarding what will be allowed going forward and if any changes are required to existing screening that homeowners have already installed. The ARB will work to clarify the rules and communicate to homeowners.

Other homeowners expressed concerns regarding specific violations that were received and how to reconcile and ask questions regarding corrections. The Board encourages homeowners to reach out via email so they can work with the homeowner on specifics if necessary. The general email address is: [ldshoa@gmail.com](mailto:ldshoa@gmail.com) Emails are then forwarded to the appropriate committees/members, depending on the questions or issues raised. Please be assured this general email address is monitored daily and items are forwarded in a timely manner.

The Board will try to locate signs for HOA meetings as well as PA system that was purchased in the past for future board meetings.

Several homeowners brought up concerns regarding landscaping and the dry weather we have been experiencing. The HOA understands that water is a precious resource, and usage is an ongoing issue, therefore we encourage homeowners to maintain their irrigation systems and water within the legal parameters. The following information is copied from the Polk County Utilities website <https://www.polk-county.net/utilities/watering-schedule-and-restrictions>:

Current water shortage phase: Normal Year Round

The measures shown below currently apply to all of Polk County.

Lawn and Landscape Irrigation

Lawn watering is limited to twice-per-week schedule for potable (drinking water) and other water resources, regardless of the source such as wells, surface water etc.

Watering times are midnight to 10 a.m., or 4 p.m. to midnight.

Hand watering or micro-irrigation of landscape other than actual lawn areas are allowed at any time.

Locations without a discernible address are areas such as rights-of-way and other common areas inside a subdivision are included in the restrictions.

Potable Irrigation Schedule

(Drinking Water and all other sources)

If Your Address is:

Watering Days:

Even Address

Thursday and or Sunday

Odd Address

Wednesday and or Saturday

Below are the SWFMUD recommendations for zone times—note these are only recommendations and NOT enforced

[https://www.sfwmd.gov/sites/default/files/documents/Sprinkler\\_RunTime\\_Slides.pdf](https://www.sfwmd.gov/sites/default/files/documents/Sprinkler_RunTime_Slides.pdf):

May - September

October – April

Rotors & Rotary 40-60 minutes

Rotors & Rotary 15-45 minutes

Sprays 15-25 minutes

Sprays 10-15 minutes

Frank Reynolds adjourned the meeting at 9:12PM