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

**November 10, 2012**

Since we had no quorum, the Annual Meeting was postponed until February 12, 2013. John motioned to postpone the meeting and Lucille seconded it.

Saturday, November 10, 2012, the Board Meeting was called to order at

10:05 A.M.

There was a quorum of Board members, as Frank Cardinale, Don Chase, Lucille De Feo, John Long and Marylu Mariniello were present

**Treasury Report (Marylu)**

Center State Operating $53,293.65

Center State Money Market 20,047.73

Wells Fargo Money Market 34,067.11

**ARB Report (Marylu)**

Driveway painting (1)

Fence (2)

Landscaping (1)

Painting (1)

Roof replacement (4)

Screen enclosure (1)

Frank said that school buses are speeding in our Community and asked people to note the bus numbers and report this to Polk County.

**Landscaping (Frank)**

* Christmas lights will be placed on the entryways and on the ligustrum trees.
* Irrigation repairs along 54 will be completed by this winter. We will be moving of all of the rotors to the sidewalk and spraying up at the hedges.
* We will be removing old plants in park along the parking lot and replacing them with new ones in the spring.
* We will be taking down two oak trees in the park that are too close to each other.
* Pressure washing the park area will be done when the landscaping work is done.
* New light fixtures will be placed at the main entrance signs.
* We plan to have a new landscape layout every 1000 feet along CR 54, planting date palms with plumbagos around them.

Our Accountant, Don Behr, gave an overview of our financial situation. He said that we have no issues, many Homeowners have paid the assessment early, our expenses are down, including legal fees and repairs and we have no outstanding bills.

John asked if we have funds available for the new irrigation work, which we do. He motioned to have non 2014 funds transferred for the irrigation project and Lucille seconded this.

John said that the 2014 budget automatically passed because no one objected to it.

**Violations (Don)**

Sixty six violation notices were sent out, which included power washing, trash cans and lawns. Ten violations were sent to Renters. So far, 370 violation notices have been sent since the beginning of the year.

Lucille said that if anyone has a complaint about an overgrown lawn at a bad property, they need to call Polk County to cut the grass.

Marylu said that there are two Homeowners who have been seen throwing dog waste into the drains and asked Homeowners to call Code Enforcement at 863.534.6054 regarding this issue.

Also, if a light pole is not working, people need to call Progress Energy at 800.700.8744 and give them the ID number on the pole and the street where the pole is located.

She reminded them that the Important Information page on our website,

**http://lomadelsolhoa.com** has the contact information for many areas.

A Homeowner complained about a property on Adriana Court and said that he called Polk County, but not much was done so far. Lucille said that she will call to follow up. She also said to get the case number for each property.

**Assessments (Lucille)**

If not paid by January 1, 2013, late fees will be added and all unpaid assessments will be sent to the Attorney immediately.

**Attorney Information (Lucille)**

Our Attorney billed us $28,376.26 and collected $22,135.49 for delinquent assessments. The remainder of the bill was for general HOA affairs/advice and covenant enforcement.

Lucille reminded everyone that assessment payments must be sent to our Bookkeeper, Jessica Baker. Many Homeowners mail them to our PO Box, which just delays the process.

**Ballots (Lucille)**

Some people still send in their assessments in ballot envelopes. The intention for these envelopes is not for mailing money, but for mailing ballots. If we do not have a quorum at the Annual Meeting, the ballots will have to wait to be opened at the next meeting. If there are assessment checks in the ballot envelopes, they will be opened then and the payment will be considered late, with fees attached.

Many people did not sign their ballot envelopes. We will honor the ballots this year, but we will update the Promulgated Rules with more detailed steps for next year.

**Voting Signs (Lucille)**

Our bylaws state that election signs can be place on the property two weeks before the election and then taken down two days after. Most people put their signs out prior to early voting, which is a violation. Letters were sent out, but everyone ignored them. We need to clarify that signs can be put out two weeks before Election Day and removed two dates after the election is over.

A Homeowner said that the reason more people don't come to the meetings is due to incessant fighting that occurred years ago, when fist fights erupted and Deputies were called to help. Frank said that this Board is not derisive and works together.

**Housing Statistics (Marylu)**

Listings:

Active (4)

**336 LOMA DEL SOL DR Short sale 153,000**

**345 VIA DEL SOL DR Regular sale 165,000**

**118 MANUEL CT Regular sale 185,000**

**133 LOMA DEL SOL DR Regular sale 225,900**

Pending (6)

**326 LOMA DEL SOL DR Short sale 95,000**

**1059 VIA BIANCA DR Short sale 109,000**

**144 ADRIANA CT Foreclosure 133,000**

**407 VIA DEL SOL DR Short sale 150,000**

**214 LOMA DEL SOL DR Regular Sale 154,900**

**273 VIA MARIEL EAST DR Foreclosure 154,900**

**1088 VIA BIANCA DR Foreclosure 209,900**

Sold (4) (Last 60 days)

**224 LOMA DEL SOL DR Foreclosure 120,000**

**114 ADRIANA CT Regular sale 153,000**

**127 VERANO CT Regular sale 169,999**

**120 AVILA CT Regular sale 170,000**

In 2013, we will have our weeknight meetings on Tuesdays.

**The next meeting is scheduled for Tuesday, February 12 at 7:00 P.M at the *Polk County Sheriff’s Facility, 1100***Dunson Road

**This will be a continuation of the Annual Meeting.**