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

Thursday, September 11, 2014, the Board Meeting was called to order at

7:00 P.M.

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.

Everyone said the Pledge of Allegiance and we had a moment of silence for the 9/11 Victims.

John motioned to waive the minutes of the last meeting because they were posted. Lucille seconded this.

**Treasury Report (Marylu)**

Center State Operating $31,717.95

Center State Money Market 20,056.88

Wells Fargo Money Market 32,172.80

**ARB Report (Frank De Feo)**

Fence (4)

Landscaping (1)

Painting (6)

Roof replacement (18)

Garage door (1)

Window replacement (1)

Pending:

Fence due to color

Roof/exterior painting due to clashing colors

Lucille said that going forward, we will be sending a form to all Homeowners who have missing documentation for ARB requests.

They will have supply the missing information in order for the request

to be approved.

**First Notice of Election (Marylu)**

The budget was not enclosed in the original mailing. The cost of the second mailing was paid for by Auburndale Bookkeeping.

The second notice will be mailed in October. Anyone who wants to run for a Board seat must send their resumes in by September 29.

**2015 Budget (Lucille)**

The subject of escalating electric bills was discussed, as well as water.

A Homeowner said that the water bills have skyrocketed and a neighbor had a $400 water bill. John said to call Polk County and ask to speak to a supervisor.

**Assessments (Lucille)**

There were eight liens recently placed for nonpayment of assessments, with four removed last week.

The $225 assessment invoices for 2015 will be mailed in October and are due by November 1.

**Please mail the payment in a regular envelope, not a ballot envelope.**

Lucille said that anyone who hasn't paid the assessment by 1/01/15 will be referred to our Attorney.

**Via Bianca/Lot 68 Issue (Lucille, Don & Frank Reynolds)**

Our Attorney is dealing with US Home's Attorney to correct the situation with the Westside road and our conservation area. We are negotiating with US Homes to pay our mounting attorney fees, in addition to other areas. Marylu said that our Attorney will be working with an engineer and surveyor to highlight the property lines.

**Trash can in the park (Don, Frank Cardinale & Frank Reynolds)**

Frank Reynolds arranged to have the trash receptacle in the park removed due to the continual placement of dog waste, which is a bio hazard.

**Violations (Don, Frank Reynolds)**

Don and Frank will start working on new violations in the next week.

**Community Mailboxes (Frank Reynolds)**

Frank has been working with the Post Office to correct the look of the 33 mailboxes in our Community. Many have been repainted, while others are scheduled to be painted or replaced. Frank is also working with Duke Energy to paint or replace the 97 light poles on our streets. He said that they plan to replace bases and add new globes.

**Landscaping (Don & Frank Cardinale)**

Don has ordered new front entrance signs and will install them in the next few weeks.

Overgrown vegetation on CR 54 will be pruned. Don and Frank Reynolds will meet with the Homeowner who planted the shrub and explain that we will cut it back for safety reasons. This is a bougainvillea, which has large thorns. Don said that we are responsible for all irrigation on the common areas.

Front entrance lighting:

Don said we had four estimates for new wiring for the front. The current wiring has had many problems and the front lights have been turned off.

Don also said that they had looked at solar, which was cheaper in price, but more costly to run. The subject of the wire chase was discussed. We will wait until the front is dug up to determine where it is. John asked if Duke would give us extra power and Frank Cardinale said that we asked and Duke said no. All problems will be addressed and everything will be brought up to code. The cost of this will be $14,000, which includes upgrading the wiring, adding more electrical outlets and installing new outdoor industrial lighting fixtures, which will be more efficient.  
John asked where the power begins and Don said at the junction box at the east end. Paul asked when the last wiring was done and John said in 1996.

The Board discussed allocating funds to replace the antiquated lighting at both entrances. Funds will be drawn from the Center State money market. John motioned to approve this and Lucille seconded it. John then amended the motion stating that Don and Frank Cardinale will hammer out the details of the contract, the finished product and the time schedule. Lucille seconded this. All voted for this motion.

The swing set in the park was discussed. John said that he would like to add more playground items to the park for all of the young families who have moved here. He also said that we should have the swing set inspected, add more swings and put a soccer field on the conservation areas. Lucille said that anything on the conservation area would be an issue.

Frank Cardinale said that another problem CR 54 is that shrubs that are dying because of irrigation issues, which also have to be addressed.

**Garage sales (Paul)**

Paul said the date of the annual garage sale is Saturday, November 15 from 8:00 AM - 2:00 PM. He will be ordering four weather proof banners with poles at a cost of $250. Also, two-sided signs for future HOA meetings will be ordered, which will cost $100. Advertising for the garage sale will be done. John motioned to accept this and Lucille seconded it.

**Housing Statistics (Marylu)**

Listings:

Active (2)

**111 VIA MARIEL EAST DR Regular sale 210,000**

**112 MARIEL CT Regular sale 219,000**

Pending (6)

**203 VIA MARIEL EAST DR Foreclosure 162,900**

**630 VIA BIANCA DR Foreclosure 169,900**

**215 SOUTHWIND DR Foreclosure 179,900**

**145 HENUE CT Regular sale 193,250**

**518 VIA DEL SOL DR Regular sale 194,500**

**143 SOUTHWIND Regular sale 199,000**

Sold (3) (Last 90 days)

**1059 VIA BIANCA DR Short sale 143,000**

**222 VIA MARIEL EAST DR Regular sale 172,600**

**723 VIA BIANCA DR Regular sale 180,900**

Lucille motioned to adjourn the meeting at 8:12 and John seconded it.

**The next Board meeting is the Annual Meeting, which scheduled for Saturday, November 8 at 10:00 AM at the *Polk County Sheriff’s* *Facility,* *1100***Dunson Road.