**LOMA DEL SOL HOMEOWNERS ASSOCIATION**

Saturday, November 16, 2013, the Annual Meeting was called to order at

10:00 A.M.

There was a quorum of Homeowners. While the votes were tallied, we began the Board Meeting by saying the Pledge of Allegiance.

We had a quorum of Board members, as Frank Cardinale, Don Chase, Lucille De Feo and Marylu Mariniello were present.

Art Kastner, our Sergeant-at-Arms, was also present.

**Treasury Report (Don Behr)**

Center State Operating $70.921.69

Center State Money Market 20,059.40

Wells Fargo Money Market 32,149.46

Don, our Accountant, also said that there are new State Statues which require all HOAs to register with the Department of Business and Professional Regulation (DBPR), which was completed by our Bookkeeper. Additionally, all Board Members had to review updated rules and sign a document. Don said that the State is watching all HOAs much closer. All HOA expenditures must be within 10% of the yearly budget, which we have done. He also said that the current Board works very hard, is doing a good job and getting things done.

**ARB Report (Frank De Feo)**

Fence (2)

Landscaping (1)

Painting (1)

Pool installation (1)

Roof replacement (3)

**Landscaping (Frank and Don)**

Don said that the installation of new lights at the entrances will be postponed until the construction work is completed on CR54.

We passed a paper around, asking Homeowners if they will volunteer to do Christmas decorating at both entrances. No one signed up at this time.

Frank explained about the trash can problem in the park. Apparently people are putting their personal trash and dog waste in the trash can. The container was so filled up, it was at a point of being a hazardous waste issue. TMC, our landscaping company cleaned it out, but will not do so again. We would like to continue to have the trash container in the park, but people must be aware of what is being put in it. If this issue is not corrected, we will take it out of the park.

The covenant signs at the two entry ways were old and faded, so we took them down. It will cost $75 apiece to replace them, but they are located on the County right of way. We have been communicating with the County to see if we can keep them there. The County is asking for pictures and paperwork to proceed.

Lucille said that we plan to purchase security cameras for the park.

**Assessments (Lucille)**

Currently, there are 15 delinquent Homeowners who haven't paid either the 2013, 2012 or 2011 assessments. Our Attorney, Robert Chilton, has retrieved $22,583.27 so far from 48 Homeowners, which includes late fees and Attorney costs. Some are for 2013, while others are for 2011 and 2012. Robert is in the process of working on collecting $7,200 from the remaining Homeowners/banks. Currently, there are 19 pending foreclosures in Loma Del Sol.

**Amend the Bylaws (Lucille)**

We can amend the bylaws with 75% vote from the Homeowners regarding banning farm equipment and allowing boats, motor homes and trailers in the Community for five hours for washing, packing and unpacking. We will address this next year.

**Attorney (Marylu)**

Robert has dealt with 44 violation issues with Homeowners.

40 were resolved. Currently, 4 are still outstanding.

These include:

Landscaping, trailers, boats, awning, fences, window AC unit, roof, shed, driveways in need of pressure washing, missing soffit, commercial vehicle, basketball hoop, short term rentals, yard sign, pool enclosure, tractor,

house repainting, exterior mold, trash cans, unapproved construction and unapproved exterior painting.

**Violations** **(Don)**

Sixty six violation notices were recently written and sent. Many corrections were completed, but several are still pending. The follow up will be continued in the next few weeks.

Some Homeowners spoke up about various issues:

Susan Mitchell said that there are some teens in the Community who knock on doors. If someone answers, they ask if they can do yard work. If no one answers, they go to back of the home, break the windows and steal items. Lucille will follow up on this with our Attorney.

Denise commented on the Lennar construction and asked for contact information.

Another Homeowner complained about a home that has been in foreclosure and abandoned for several years. Lucille said to contact Code Enforcement and the County for the issues. The County will do yard work on the properties and add the cost to their tax base. This allows us to collect on liens on the properties for unpaid assessments.

John Salazar said that the County cleaned up a foreclosure on his

cul**-**de-sac. That property has since been sold.

A discussion began about the wild animals coming onto LDS from the Lennar building. Don said that if someone sees anything, to call Animal Control.

**Housing Statistics (Marylu)**

Listings:

Active (6)

**129 WESTWIND DR Foreclosure 144,000**

**621 VIA DEL SOL DR Regular sale 154,900**

**134 ADRIANA CT Regular sale 175,000**

**630 VIA BIANCA DR Short sale 175,000**

**723 VIA BIANCA DR Regular sale 193,000**

**111 VIA MARIEL EAST DR Regular sale 199,000**

Pending (3)

**135 SELA CT Foreclosure 124,900**

**631 VIA DEL SOL DR Short sale 129,900**

**116 RIO CT Regular sale 207,000**

Sold (6) (Last 90 days)

**213 VIA DEL SOL DR Short Sale 141,750**

**120 PABLO CT Regular sale 145,000**

**345 VIA DEL SOL Foreclosure 146,500**

**752 VIA BIANCA DR Regular sale 160,000**

**804 VIA DEL SOL DR Regular sale 196,000**

**133 LOMA DEL SOL DR Regular sale 196,500**

The Annual Meeting was continued when the votes were tallied. The 2012 Annual Minutes were not read because they were posted.

Marylu read the voting results:   
Frank Reynolds - 84 votes

Lucille De Feo - 61 votes

Jonathan Wilde - 59 votes

Tania Ashe - 46 votes

Lucille will continue on the Board and Frank will replace Neil Auster.

Lucille noted that only 149 out of 388 Homeowners voted. One vote didn't count because he/she voted for three people, when there were two open seats.

**Five ballot envelopes had assessment checks in them, even though we continually ask Homeowners not to do this.**

The Annual Meeting was ended and the Board Meeting reconvened.

A Homeowner demanded a recount because of the two point vote difference between Lucille and Jonathan.

Lucille asked the Homeowner audience if they wanted this done. Fourteen said to recount and 22 said no. When Lucille told the dissenting Homeowner that the majority didn't want a recount, she continued to object, kept complaining loudly, talking over everyone and would not stop. Lucille motioned to end the meeting due to the disruption and Marylu seconded.

We will address the officer nominations at the next meeting.

**The next Board meeting is scheduled for Thursday, February 13, 2014 at 7:00 P.M at the *Polk County Sheriff’s Facility,* *1100***Dunson Road \*

\* Note - as of this writing, the next meeting will be rescheduled to

Thursday, January 16. Post cards will be sent to all Homeowners.