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

Thursday, May 14, 2015, the continuation of the Annual Meeting began.

We did have a quorum of Homeowners, so we were able to proceed with opening and counting the ballots.

We said the Pledge of Allegiance before the meeting began.

While the ballots were being tallied, 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 and Marylu Mariniello were present.

**Treasury Report (Marylu)**

Center State Operating $ 31,531.14

Center State Money Market 50,071.38

Wells Fargo Money Market 32,191.06

John motioned to accept the Treasury Report and Don seconded it.

**ARB Report (Frank De Feo)**

**Approved:**

Enclosed Screen (1)

Fence (2)

Front door (1)

Painting (7)

Roof replacement (6)

Tree removal (1)

Window replacement (1)

**Pending:**

Tree removal

Front door

**Homeowners doing exterior changes without ARB approval**

**(Frank De Feo)**

We have seen all types of work being done, including paint colors, paint trim, roofs and landscaping without ARB approval. This requires letters to be written and sent requesting ARB forms. Most Homeowners respond, but others don't, which leads to a second letter. Then if the issue is still not addressed, we contact our Attorney.

**Homeowners are giving partial information on ARB documents**

**(Frank De Feo)**

A new form was written with different criteria to check off for the missing documentation. Many Homeowners are still not sending self addressed stamped envelopes, copies of the ARB form or samples of the work to be done. This costs the Association money to mail out.

**Harassment Issues (Lucille and Marylu)**

**Explanation of our Mission Statement and Board Members to sign the Mission Statement:**

A few years ago, there was a commercial truck parked most days at a property. After a letter of concern and two violation notices were sent and ignored, our Attorney sent letters, which were also ignored. Then he proposed mediation, which the Homeowners accepted.

Lucille and Marylu attended this, along with Robert, the Homeowners, their Attorney and the Mediator Judge. Their complaint was that people in a white car were coming to their property at all hours, including very late at night or early in the morning to take pictures of the box truck with a flashing camera. They accused the HOA of doing this, when in fact it was certain Homeowners who did this. The Judge asked us to create a mission statement stating that harassment was not acceptable, which we did and he told the Homeowners that they couldn't have the truck on the property. The Homeowners paid a $1,000 fine and the Association paid $800 in fees.

This Family has since moved away, but now there is harassment against a Homeowner who brings in a trailer to pack or unpack for a trip. While this Homeowner is in violation of our bylaws, he should not be harassed for this.   
  
The Mission Statement is posted on our website and bulletin board.

All of the Board Members who were present signed and dated the statement to emphasize that we will address violations the legal way and not through harassment.

John said that if a Board Member aggressively addresses a problem, "he doesn't speak for me" and said that no one has the right to harass anyone. He also said that we need a strong policy stating that Board Members do not have the right to trespass on someone's property, but should use common sense.

Don said that he only goes to new Homeowner's homes to welcome them and give them a copy of the Polk County Booklet. He also said that we have to establish guidelines for consistency.

Marylu said that Board Members cannot go to Homeowner's homes anytime of the day or night. All correspondence must be done via mail.

All of this will be further discussed at the September meeting.

**Violation Inspection Times:**

The Violation Committee regularly patrols the Community for problems. This is usually done during the day. No Board Member should go to properties at all hours of the day or should be confronting Homeowners.

We will be putting together a plan to address this issue, to be discussed at the next meeting.

Several Homeowners wanted to speak to Frank Reynolds regarding some issues, but he was not at the meeting. They will attend the meeting in September.

**Intrusions at Board Members' homes:**

A few years ago, three Board Members were harassed by certain Homeowners. This included having bleach thrown on a lawn, coffee thrown on a car and a dead snake was left on a porch. The snake incident was reported to the Sheriff's Office. This behavior has since stopped.

**Violations (Don and Lucille)**

73 notices were sent out to Homeowners and 17 to Tenants. There were 47 Letters of Concern and 26 were a First Notice. This included 11 trash cans, four trees and shrubs, four play structures, 13 landscape issues, 57 exterior property issues, one vehicle and four miscellaneous items.

**Outstanding Notices of Intent to Lien (Lucille)**

Eight Properties have had liens put on their properties. Robert has collected the fees, as well as fines and late fees from other Homeowners.

**Garage sales & signs** **(Paul)**

New HOA Meeting signs were placed at both entries to advertise our meeting.

A Homeowner asked for bigger no solicitation signs.

Lucille said to be careful at garage sales because there is a two women team who steal items. One speaks to the seller, who is distracted. Then the other one takes various things.

**2016 Budget (Lucille & Marylu)**

The budget has been updated to include current and projected expenses. The assessment remains the same at $225.

John Long said that we negotiated a five year contract with T & M at the same price for the whole time. They have three years left at that current price. He also explained how the budget procedure works.

John motioned to accept the budget and Lucille seconded it.

**Landscaping (Frank Cardinale & Don)**

Frank said that the work for the installation of lights in the park has been finished. This includes lights at the gazebos and the shrubs surrounding the park benches. All will be on timers. He said that this will be extremely efficient lighting. The lights will be installed for security purposes, as well as enhancement.

Frank said that a tree was removed in the park.

A Homeowner complained that water from our sprinklers was going onto the road. Don said that the micro heads get plugged up and then pop out.

He tries to clean or change them on a regular basis.

Frank said that if the street lights are not working, to check the number on the pole and call Duke Energy with the location and pole number. They will come out to correct the situation.

Paul said the new lighting will also benefit the children waiting for the school buses near the park.

Lucille called both Polk County and our insurance company to see if either one could come to inspect our swing sets. Both said that they don't do this.

John would like new family friendly equipment placed in the park.

**The Annual Meeting:**

We had a quorum, so the ballots were opened and counted.

John motioned to waive the reading of the 2013 Annual Meeting Minutes since they were posted and Don seconded this.

The ballot counting was completed.

The results were:   
Frank Cardinale - 81

Paul Gafney - 72  
John Long - 72

Lucille said that three checks were sent in ballot envelopes.

**Officer Elections & Board Appointments**

John motioned to keep the same Officers and Paul seconded it:

Lucille De Feo - President

John Long - Vice President

Marylu Mariniello - Secretary/Treasurer

John motioned to reappoint the ARB Members and Don seconded it.

The same members will remain on the Committee:

Sheila Brazina

Frank De Feo

Marylu Mariniello

John motioned to adjourn the Annual Meeting and Paul seconded it.

The Board Meeting Resumed

**Shooting incident** **(Paul)**

Recently, there was a shooting at 611 Via Del Sol Dr at 4:00 AM. The Sheriff's Deputies and Detectives were present. The shooting was done by a rival faction of one of the young men who lives there, who is a minor. This is an ongoing investigation and there is a suspect regarding this.

**Miscellaneous**

Sheila said that someone went on her neighbor's property at night and stole a lawn mower from the shed, even though the property is fenced. She urged everyone to be observant.

Lucille said that she receives reverse 911 calls concerning crime issues.

Marylu said that there is a website called Spot Crime that gives information about crimes in the vicinity: **http://spotcrime.com/**

We had a large turnout for this meeting. Paul urged more meeting attendance and asked for m**o**re Homeowner participation

Marylu said that the current website has become obsolete and will be replaced by an updated site. The February minutes, as well as the minutes for this meeting will be added to the new website, which will be online soon.

A discussion ensued regarding the Westside Road between our Community and the Lennar Community. Eventually, this road will continue to Highway 192. At this time, it is not opened yet because of power lines placement.

A Homeowner commented negatively on the periwinkle blue paint color of one of the houses and another complained that the paint chips on our website were hard to discern.

Also, there were comments about the building of the Fed Ex facility on Highway 27, the Loves Truck Stop near Cracker Barrel and the Festival Vacation Villas on CR 54.

**Housing Statistics (Marylu)**

**Listings:**

Active (10)

**323 WESTWIND DRIVE Foreclosure 134,900**

**137 VERANO COURT Foreclosure 162,900**

**225 SUNWARD RUN Regular sale 184,900**

**111 VIA MARIEL EAST DRIVE Regular sale 194,000**

**824 VIA DEL SOL DRIVE Regular sale 199,500**

**131 VIA DEL SOL DRIVE Regular sale 209,280**

**112 VIA MARIEL COURT Regular sale 218,900**

**223 VIA DEL SOL DRIVE Regular sale 223,900**

**203 VIA MARIEL EAST DRIVE Regular sale 229,900**

**139 MANUEL COURT Regular sale 239,280**

Pending (5)

**111 PABLO COURT Short Sale 168,000**

**217 WESTWIND DRIVE Regular sale 169,900**

**104 HENUE COURT Regular sale 197,800**

**527 WESTWIND DRIVE Regular sale 210,000**

**143 SUNWARD RUN Regular sale 216,900**

Sold (3) (Last 60 days)

**521 LOMA DEL SOL DRIVE Regular sale 170,000**

**436 VIA DEL SOL DRIVE Regular Sale 190,000**

**854 VIA BIANCA DRIVE Regular sale 210,000**

John motioned to end the meeting at 8:02 PM and Don seconded it.

**The next Board meeting is scheduled for**

**Thursday, September 10 at 7:00 PM**

**at the Polk County Sheriff’s Facility**

***1100***Dunson Road