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

Saturday, November 4, 2017, the Annual Meeting was called to order at 10:00 AM.

We had a quorum of Board members, as Sheila Brazina, Frank Cardinale, Don Chase, Lucille De Feo, John Long and Marylu Mariniello were present, while Frank Reynolds was on the phone.

Everyone said the Pledge of Allegiance.

John said that we have an obligation to elect officers and accept the budget, which was publicized for more than 45 days. Since no one opposed the budget, it can be accepted.

John motioned to accept the budget and Don seconded it. John also said that we can open the ballots, even though we don’t have a quorum because the three people running are incumbent Board members.

Don Behr, from our accounting office, spoke of our finances. He said that his office has been working with Loma Del Sol for 15 years and it is a pleasure to work with us. He stated that we have a surplus of $1,168, which we will use for expenses.

Also, Don said that our spending was within 1% of our budget last year, we can use some of our reserve funds to fix the park and grounds, some Homeowners are paying their assessments with payment plans and a few didn’t pay, so they were referred to our Attorney.

He said that our Community is run very well and far above most HOAs that he deals with and our funds are always where they are supposed to be. He didn't bring our financial documents, so there we no Treasury Report.

Marylu read the minutes from last year’s Annual Meeting.

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

The Board meeting began at 10:20 AM.

John motioned to accept the September minutes because they were posted and Lucille seconded it.

**ARB Report (Frank De Feo)**

**Approved:**

Fence (4)

Foundation for fence (1)

Front doors (3)

Garage lights (1)

Generator (1)

Painting (7)

Roof replacement (16)

Solar Panels (4)

Shed (1)

Stone trim (1)

Tree removal (2)

Trim painting (1)

Window replacement (3)

**Declined:**

Painting (1)

**Assessments (Marylu)**

Marylu said that we were able to keep the same assessment amount because we moved money to and from different categories. We reduced the number of bad lots to use those funds for other areas. Lucille said there was a price increase for our post office box from $130 to $160. Marylu read the letter from our Attorney regarding payments owed. Robert was able collect $25,458.52 since December 1, 2016. He said that we only have ten open files which are current issues.

Lucille said that we haven't renewed the contract with Robert, but we never had an attorney as successful and aggressive as he is. John asked if we can send a note of thanks from the Board.

**Violations (Don)**

Don said that he hasn’t looked at properties since the hurricane since many homes have debris on their lawns and have roof and mildew issues. As things clear up, he will start writing notices again.

**The hotline to call for debris pickup is 863.451.3357**

**Proposed Warehouse on Highway 27 (Lucille)**

A corporation is seeking to have zoning laws changed to build a 1.5 million square foot warehouse on Highway 27, bordering on Ronald Reagan and Dunson Road, which includes extending Loma Del Sol Drive to Dunson Road. Don and Marylu attended the October 4 Planning Meeting, along with several Homeowners. Most spoke against the warehouse, but the Planning Commission approved the request. Now this issue moves on to the County Commissioners on November 7 at the Bartow meeting.

Lucille explained about the proposed building and said that a letter was mailed to each Homeowner with information on how to contact the County Commissioners. She urged everyone to attend the meeting on November 7 in Bartow.

**(Kate Bernard)** Kate is a Homeowner who has become very involved with this matter. She brought fliers to give out to those who could give them to other neighbors, a petition and post cards, as well as speaking about the situation.

She said that the November 7 meeting will begin at 1:30 PM, they will carry signs and wear red shirts. She also asked for as many people to attend as possible and said that the County only has to notify Homeowners with 500 feet of the building.

The builder is trying to change the zoning law that has been in effect since 1992, but they don’t have a tenant in place for their warehouse. Kate said that if this zoning change is approved, it will set a precedence for the rest of the County. Kate also spoke about Richie Brothers and how that zoning was changed. John said that the Commissioners will probably cave into the builder’s request.

**Landscaping (Don & Frank Cardinale)**

We had extra expenses for park cleanup after Irma, including removing trees, which cost $3,000 so far.

Frank said that some palm trees are dying, but some palms are surviving. Each month one palm will be removed. He also said that they thought that we were losing a well pump, but it only needed a battery replacement. Don did the repair.

All dead shrubs will be removed, as well as the stump from the park tree. Then the park and gazebos will be power washed and Christmas lights will be put up there.

John said everyone funded the park, so they can use the park for gatherings.

Lucille noted that the swings have been destroyed. We have no funds allocated to add new play areas, but we will replace the swings.

John said that while he was digging holes for the new bulletin board, he saw many Parents in the park with their children.

Don said that we should consider replacing the older shrubs. John said that when the shrubs were originally planted, he received a bid from a landscaper for $13,000, but he contacted the school for disabled students, who planted all of the shrubs for $900.

**Christmas Gathering (Frank Cardinale)** Marylu said that any Christmas gathering needs to privately held and not from the HOA, due to liability issues. Frank Cardinale, Sheila Brazina and Kate Bernard will work to organize this effort.

**Miscellaneous** John asked about getting a bigger storage unit. Lucille said that former Board member Paul Gaffney made a deal with the storage owner for what we have now. She will look into this, but we didn’t allocate funds for a larger unit. Lucille will see which account that she can take the money from to pay for this.

Art asked about the new recycling bins. Lucille said that there should be a small fence or shrubs around this, as well as for the trash container. Frank De Feo said that the ARB Committee will look at this issue to allow screening.

Don mentioned the promulgated rules and covenants.

John motioned to close the business meeting and elect officers and Lucille seconded it.

We went back to the Annual Meeting at 11:06 AM. All of the ballots were counted.

Sheila Brazina - 63

Frank Cardinale – 56

John Long – 59

75 Homeowners voted, but 12 votes were rejected because they were not signed.

**NOTE: Going forward, if incumbent Board members run unopposed, then we will not send out ballots and envelopes, which will save a great deal of money. If others choose to run, we will do the mailings.**

John motioned to keep the same officers and Don seconded it.

John motioned to end the meeting at 11:30 AM and Don seconded it.

**The next Board meeting is scheduled for February 8, 2018 at 10:00 A.M at the Polk County Sheriff’s Facility,1100 Dunson Road**