

Loma Del Sol Homeowners Association, Inc.

Thursday, September 14, 2017, 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 and Marylu Mariniello were present.

Everyone said the Pledge of Allegiance.

The Treasury Report was not available due to the hurricane, which forced our Accountant's office to be closed (Marylu)

ARB Report (Frank De Feo)

Approved:

Fence (4)

Front door painting (1)

Painting (2)

Roof replacement (4)

Solar Panels (2)

Shed (2)

Tree removal (2)

Trim painting (1)

Window replacement (1)

Declined:

Driveway painting (1)

Fence (1)

Painting (2)

Roof replacement (1)

Open Board Seat Replacement (Lucille)

Lucille nominated Sheila Brazina to replace Paul Gaffney, who has sold his house and moved. The Board unanimously voted for this.

Speakers (Don)

Safety issues from Polk County Representatives:

Ms. Vega and Deputy Pastor discussed the many issues of robberies in our Community and others. They urged all to **LOCK** their car doors and house windows and doors, especially garage doors. They also spoke of people coming to the door to get access by distracting a Homeowner with an issue, while the partner gets into the house. Many of the robberies are committed from people from Orlando, who know that we have many fine homes, with lots of things to steal. They said to get to know your neighbors, check on people who live alone and start a neighborhood watch.

The number to call for non emergencies is 863.298.6200.

Warehouse building on Highway 27, adjacent to Loma Del Sol:

Jim Sanders, from Intram Investments, wanted to bid to build a shopping center at Highway 27, which would also include other retail stores. Now another company is trying to build a million square foot distribution center at that site. Jim has contacted surrounding Communities to fight this. There will be meetings with the Planning Commission and the County Board of Commissioners. He presented graphs and photos of what could be placed there, stressing the noise, tractor trailers and diesel smells. The Loma Del Sol street across CR 54 would be extended up to Dunson Road, enabling the trucks to come down CR 54 to and from Highway 27.

ARB issues (Lucille)

A new form will be sent to all new Homeowners with detailed community information. This form states that we are Deed Restricted, gives our website information and stresses our Promulgated Rules, By laws and ARB rules. Also, it mentions the other website information and our annual assessments. Too many new Homeowners are moving in and making unauthorized changes. Then we have to deal with this, sometimes refering them to our Attorney.

Promulgated Rules (Lucille)

New rules: Rental & towing

We are asking for Tenant's names and contact information. Many times mail is returned because Tenants won't open the letter. Now we will have names to place on the envelopes, instead of the word tenant. As for towing, there has been an unauthorized boat detailing business going on at a rented home.

This has been referred to our Attorney, who was dealing with the Owner and Tenant. Meanwhile, they placed another boat on driveway at the park. We dealt with this, but going forward, all vehicles parked on common areas will be subjected to towing.

Modify rules: Fence, grass clippings and pets.

Grass clippings and other debris cannot be swept or blown into street drains, which affects our drinking water. There will be no chicken coops, barns or barnyard animals on the properties. Fence posts cannot be higher than 7 feet.

Marylu read all of the rule changes. Lucille motioned to accept them and Don seconded it. The rules were unanimously passed. Now the two new rules must be signed by Marylu and then placed on our website. Copies will also be sent to our Attorney.

Violations (Don)

Don reviewed previous notices that were sent.

Landscaping (Don & Frank Cardinale)

We lost some trees from the hurricane, which must be taken down, especially the one near a home. Gradually, new shrubs will be ordered and planted. One Homeowner complained about the pruning schedule of the park trees and another wants more gymnastic equipment for children at the park. Both issues are costly. We can review this at the next meeting.

Christmas Gathering (Frank Cardinale)

Frank is asking to put together a gathering at the park for a tree lighting and small gifts for the children. He would like ornament donations and more people to help with this. Marylu read from our Attorney's email regarding insurance liability issues and said that we cannot ask for children's names and ages. We will discuss this further at the November meeting.

Don motioned to end the meeting at 8:27 and Lucille seconded it.

The next Board meeting is the Annual Meeting scheduled for Saturday, November 4, 2017 at 10:00 A.M at the Polk County Sheriff's Facility, 1100 Dunson Road