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

The Annual Meeting was called to order at 10:00 AM on Saturday, November **3,** 2018. We had a quorum of Board members, as Frank Cardinale, Don Chase, Lucille De Feo, John Long, Marylu Mariniello and Frank Reynolds were present.

Arthur Kastner was present as the Sergeant of Arms.

Everyone said the Pledge of Allegiance.

**Accounting Report (Don Behr)**

Don said that our accounts are in good order, we have $7,000 in our account receivables and that a good deal of mail arrived late on Friday, so the assessments sent will be tallied in the coming week. To date, $27,000 has been received for assessments. Additionally, we have a $3,700 overage, which will be used for expenses. Don noted that our reserve accounts are well funded and that we meet all state requirements.

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

Marylu explained that since no one ran for a Board seat, except one incumbent, ballots and envelopes were not sent. This is covered in a state statute and also saved the Association a great deal of money. Marylu was elected by default, but Don chose not to run this year.

John motioned to keep all officers on the Board with the same positions and Lucille seconded it. Then John motioned to end the Annual Meeting and Lucille seconded it. The Annual Meeting ended at 10:09 AM.

The Board meeting began at 10:10 AM.

Lucille motioned to add Arthur Kastner as the replacement for Don and John seconded it. Don went to sit in the audience and Art gave a brief biography. He is a retired fire fighter from NJ, who now works at Disney and Kohl’s. We will need to replace the Sergeant of Arms slot.

**ARB Report (Frank De Feo)**

**Approved:**

Fence (1)

Gutter installation (1)

Painting (2)

Roof replacement (1)

Shed (1)

Tree removal (1)

Window replacement (1)

**Treasury Report (Marylu)**

Center State Operating $ 45,429.05

Center State Money Market 30,233.99

Wells Fargo Money Market 20,387.56

John motioned to accept the report and Don seconded it.

**MRTA – Homeowners’ Association Act and the Marketable Record Title Act (Lucille & Marylu**)

Our Attorney sent a letter to Lucille regarding recent state legislative changes for HOAs, effective October 1, 2018.

A revised law allows HOAs to preserve their covenants and restrictions from potential termination after 30 years of existence. For Loma Del Sol, our bylaws could expire by August 11, 2023. Robert prepared a Notice of Preservation, which the Board had to approve, Lucille must sign this and Robert will record it in Polk County. By doing this, our covenants and restrictions will be good for another 30 years. This was passed unanimously by the Board.

**Landscaping (Frank Cardinale)**

We received an estimate for the benches in the gazebo. They will be delivered to the park and Don Chase and Larry Brazina will install them, so we will save the installation cost. Many thanks to Don and Larry!

Frank said that the grounds are not doing well, with many dead shrubs. John removed a lot of intrusive vines to save many bushes. However, Frank wants to wait until the winter season is over to decide how to proceed. This will be discussed at the February meeting.

Heather Happy suggested arborvitae as a replacement shrub.

Frank said that Duke Energy will be removing many pine trees, but the project is on hold for awhile. When this is completed, we will be able to decide what to plant in their place. Heather likes the berms, while Frank would like to level the areas.

John asked Heather to be on the Landscaping Committee and she agreed. A Homeowner asked if we will be paying Randy to remove the dead shrubs and how much will this cost. Frank said that we will speak with Randy and make a decision.

John asked for volunteers for Christmas decorating on the Saturday after Thanksgiving Day.

**Attorney Issues (John)**

Once again, John said that Robert is making decisions for the Association and that he bullies Lucille. Once again, Lucille said that both of these statements are not true.

John then complained about how a situation was handled for a particular Homeowner and said that the Attorney called this person. Again, Lucille said that she call the Homeowner, not Robert.

John’s issue is that Lucille made an decision about late payments for this Homeowner. Yet, many years ago, he motioned to give authority to Lucille to make day to day decisions, which the Board passed. Now John wants Lucille to let the Board know when she makes any decisions and wants a list of all contracts done by the Attorney. Lucille said that she would notify all Board members going forward.

A Homeowner asked John why he is bringing this issue up again at this meeting, when he spoke at length about this in the September meeting.

**Reserve Accounts (John)**

John spoke of removing two reserve accounts and merging them to another reserve. The Neglected Property fund has $2,850 and the Legal fund has $2,796.25. The money will be placed in the Park Replacement fund to pay for the gazebo benches. John motioned to do this and Lucille seconded it. The Board all voted for this.

**Garage Sale**

Saturday, November 11, from 8:00 – 2:00.

Marylu motioned to adjourn the meeting at 10:52 AM and John seconded it.

**The next Board meeting is scheduled for** **February 7, 2019 at 7:00 PM at the *Polk County Sheriff’s Facility, 1100 Dunson Road***