

Loma Del Sol Homeowners Association, Inc.

Thursday, May 10, 2018, the Board Meeting was called to order at 7:00 P.M.

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

Art Kastner was present as the Sergeant of Arms.

Everyone said the Pledge of Allegiance.

Treasury Report (Marylu)

Center State Operating	\$31,355.00
Center State Money Market	30,126.43
Wells Fargo Money Market	21,382.38

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

ARB Report (Frank De Feo)

Approved:

Fence (6)
Front door replacement (2)
Garage Screen (1)
Lawn replacement (1)
Painting (7)
Roof replacement (13)
Tree removal (4)
Windows (5)

Budget and Assessment Increase (Lucille)

Letters were sent to Homeowners regarding the \$25.00 increase, which was reflected with the large attendance at the meeting. There was a great deal of focus on mailings and how volunteers can address envelopes. Marylu said that the largest expense we have is upkeep and landscaping for the common areas, which accounts for more than 60% of our annual budget. A Homeowner complained about our website costs and said that he spends less for his website. This may be true, but we pay for updates and upgrades. As for mailings, this is a Board issue.

The other 40% covers operating expenses, bookkeeping and mailings. Another Homeowner claimed that we have a website that no one looks at. To the contrary, we receive emails every day from current and new Homeowners, as well as Realtors and title companies asking for information. All are directed to our website. And if we didn't have a website, people would criticize us for not keeping up with the times.

This Board works very hard to keep expenses within reason. We haven't had an assessment increase in ten years, but expenses have gone up.

Security Cameras in the park (Lucille & Don)

The use of cameras was discussed at length. Some Homeowners were in agreement, while others argued against them. John is looking into a camera set up and will discuss this at the next meeting. Don will be looking at different scenarios and pricing and will also speak about this in September.

Landscaping (Don & Frank Cardinale)

Someone is throwing chemicals to destroy the shrubs on CR 54. The backs of the shrubs are fine, but the fronts have sustained damages. Don had the shrubs tested and a police report was filed. Meanwhile, other shrubs are suffering from a fungus. Many have died, but our

Landscaper Randy is trying to save as many as possible. At the west entrance, three ligustrums died overnight and now need to be replaced.

Tree trimming in the park was done. Also, a tree was removed near the benches, now causing a lack of shade. Don discussed alternative ways to address this. Lucille said that it cost \$4,500 to take down the tree and grind the stump.

John motioned to order benches for the gazebo and have a contract to install them. Lucille seconded this.

The removal of existing shrubs, as well as a potential fence or wall was discussed. Since the landscaping along CR 54 is expensive to maintain, the wall or fence could be an alternative, but both are costly. A Homeowner asked if there was a study done for this. Also, we have berms, which is another issue. John said that shrubs screen out road noise, while fences don't. He also mentioned that we would need County approval since the front of the Community is located on the County easement.

A Homeowner asked about doggie stations, but Don said that we don't have the trash pail in the park anymore because people used to leave the dog waste in it, causing a bio hazard. Another Homeowner complained that people leave yard waste after a weekend of clean up, but the recycling is picked up on Friday. Many also complained of the new recycling rules, especially not taking glass items.

Violations (Don & Sheila)

Thirty five notices were sent to Homeowners and nine to Tenants for trash containers, property exterior, trees and landscaping.

Sheila stressed that trash and recycling containers have to be placed out of sight, either in the garage, behind a fence or behind shrubbery on the side of the home. She also read a news article regarding attempted car burglaries and the arrest of four people walking in Loma Del Sol. A diligent Homeowner saw them approaching

cars to see if they were unlocked and then getting into a van. This person called the Sheriff's office, who responded.

Everyone needs to be aware of the world we live in. Keep an eye out for unusual circumstances, lock your doors and car doors and keep your garage doors closed.

Rental Properties (Lucille)

We are requesting copies of rental agreements from Homeowners to deter short term rentals and room rentals. Currently, we are looking at homes with multiple renters, which our Attorney is addressing.

Marylou motioned to end the meeting at 8:30 P.M. and John seconded it.

The next Board meeting is scheduled for Thursday, September 6, 2018 at 7:00 P.M at the Polk County Sheriff's Facility, 1100 Dunson Road