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

Thursday, September 6**,** 2018, the Board Meeting was called to order at 7:00 P.M.

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

Frank Cardinale was absent because his Wife, Doris, passed away last week and Frank Reynolds is in the hospital. John motioned to send a $50 Publix gift card to Frank Reynolds and Lucille seconded it. We also gave a food platter to Frank Cardinale.

Art Kastner was present as the Sergeant of Arms.

Everyone said the Pledge of Allegiance.

**Treasury Report (Marylu)**

Center State Operating $ 2,086.25

Center State Money Market 30,131.47

Wells Fargo Money Market 20,385.85

John thinks that we will have a large surplus after the November assessments are tallied. We will speak with our Accountant to see if this possible. He complained that we are spending more than we take in, but this is not true. John questioned reserve accounts, saying that we can only move funds at the Annual Meeting and said that a well could break at any time, so we have to be ready.

He also proposed to rename the General Emergency Reserve Fund to General Needs

Lucille motioned to accept the report and Don seconded it.

**ARB Report (Frank De Feo)**

**Refused and resolved:**

Roof

Painting (2)

Shed

Shrubs

**Approved:**

Addition to the house (1)

Driveway stain (1)

Fence (2)

Front door replacement (2)

Gutters (1)

Lights (1)

Lawn replacement (1)

Painting (11)

Patio (1)

Retaining wall (1) – Attorney involvement

Roof replacement (10)

Sheds (2) – Mediation for one shed with the Attorney

Shrubs and plants (3)

Solar panels (1)

Tree removal (8)

Windows (3)

Frank De Feo spoke of the need for a screen to cover both trash and recycling containers. The dimensions should be no more than three to four feet high and five feet away from the house. Don said that some Homeowners already have similar screens.

**Noise from Lennar (Don)**

Our Attorney sent out two letters to the Lennar Corporate office, but there was no response. His recommendation is for bordering homes to call the Osceola Sheriff’s department and consult an attorney. A Homeowner said that if the Osceola Sheriff goes to a property twice for the same problem, they give a bill to the offender. Don said that Lennar has a fiduciary duty to enforce their bylaws.

**NOTE: A few days after the meeting, the Lennar Attorney did respond and said that they are working to correct this issue.**

**First Notice & Budget (Lucille)**

The documents were mailed out for approval and information.

**Landscaping (Don & John)**

**Ongoing issues with the shrubs on CR 54**

Per John, caustic vines are attacking our shrubs. He has pulled out a large amount of vines and will discuss this issue with Randy, our Landscaper. John does not think the men trimming the shrubs are on top of this issue and wants to change Landscapers if this is not resolved. Don noted that not all of the shrubs are dying.

Lucille said that Randy gave an estimate for $3,500 to remove the dying shrubs. John objected to the work and cost. He also said that supervision is needed.

**Tree trimming by Duke Energy.**

We received emails from Duke pertaining to 52 pine trees that are interfering with electric lines. Lucille, Don and John walked the area with the Duke Representative to identify the trees. Per Don, this is a cost effective way to remove trees that don't give shade or reduce street noise. After the trees are removed, we will be able to plant better trees. Lucille negotiated tree stump grinding with Duke.

**Benches in the Gazebo**

Lucille will be ordering new benches and Don will install them, to defray the installation costs.

Art mentioned that the sprinklers are still going on the common areas when it is raining. Don said that we do not have a working rain sensor, but we will look into this

John said that he is pleased that more families are using the park and would like to look for additional children’s equipment.

**Violations (Don & Sheila)**

Sheila read a document regarding mildew, power washing and trash containers, which will be included in the Second Notice. Thirteen notices were sent to Homeowners and five to Tenants. These included landscaping, trash containers and property exterior. Three were letters of concern and ten were second notices.

**Rental Properties (Lucille)**

A mass mailing for rental information will be sent out shortly asking for required rental agreements. We will give the Owners thirty days to respond and then the issues will go to the Attorney.

A Homeowner asked about short term rentals. John said that when Loma Del Sol was first built, short term rentals were allowed, but eventually, only long term rentals were the norm. The County gave ten years for short term rentals to be phased out, which has since been completed.

In addition, a discussion ensued about a rental property which has overgrown grass and ongoing police issues. Lucille said to call Code Enforcement and get a case number. Don reminded everyone that we are not allowed to go on any property.

**Attorney Issues (John)**

John was not pleased with a letter sent from Robert about an issue and would like to remove him as our Attorney. Both Lucille and Marylu, who deal with Robert a great deal more, disagree. Don praised Robert for sending letters to Lennar and laying the groundwork for the noise issue. A lot of time was spent on this issue, but nothing was resolved. As of now, Robert Chilton is doing a great job and will continue as our Attorney.

John also spoke of having working sessions before meetings. The problem here is that our Bylaws and state statutes say that anytime there is a meeting, with a quorum, it needs to be posted, with Homeowners attending and minutes taken. We will look into this further.

Lucille motioned to end the meeting at 8:48 and Don seconded this.

**The next meeting is the Annual Meeting scheduled for Saturday, November 3, 2018 at 10:00 A.M at the *Polk County Sheriff’s Facility, 1100 Dunson Road***