

Loma Del Sol HOA Meeting Minutes 6/17/20

Loma Del Sol Board of Directors held a closed meeting due to public health concerns and space limitations for large group gatherings.

The meeting commenced at 7:06PM with the items below for discussion:

- Addressing Resident Concerns
 - RR Landscaping/replacement of dead shrubs:
 - Our lawn service company is checking all irrigation and is 90% finished. Once that is complete the dead shrubs will be removed and needs will be assessed for replacement. Hoping to get this accomplished in the next few weeks, then new shrubs will be purchased and planted once needs are determined.
 - Loud parties and unsafe situations/guns with adjoining neighborhood:
 - The Board is aware and a motion was made to engage our new attorney to see what our options are. Motion was seconded, passed unanimously. One vote was cast for the Association. Neighbors are strongly encouraged to keep calling the sheriff anytime there is a noise complaint, the Osceola Sheriff Non-Emergency number is: 407-348-1100
 - Possible meeting with Martha Santiago/other county officials as an HOA and with other neighborhoods suffering the same situation?:
 - Once attorney is engaged there may be efforts to get a large group together to either lobby our commissioner or state representatives to see what options are possible as well. The Board will keep options open and discuss once attorney responds.
- Taking Actions/Engaging with the Attorney:
 - Seek to find out what can be done with adjoining neighborhood hosting parties in rental properties (connecting with long-term residents in the adjoining neighborhood and their attorney)?
 - Motion passed, attorney will be engaged soon.
 - Taking action against homeowner infractions
 - Lots 2142 and 2145 will be receiving letters regarding issues with their property.
 - Farmers Market and rezoning of our space
 - We will engage our attorney regarding this issue
 - Review of outstanding HOA Due assessments
 - The Association is owed \$6,423 in yearly dues. Once we determine who owes and is in arrears, a motion was made to engage a collection agency to recover our dues. Motion was seconded, passed unanimously. One vote was cast on behalf of the Association

- Outstanding ARB concerns/issues
 - Guidelines for front patios/pavers
 - **ARB is discussing how to approach this issue. In the meantime, homeowners and residents are reminded that any changes that are being made to your property should have the proper documentation submitted to the ARB for approval BEFORE work commences! Documentation can be found at our website: <https://lomadelsolhoa.wordpress.com/arb/>, and residents can also send inquiries to: Loma Del Sol Homeowners Association, Inc PO Box 460 Loughman, Florida 33858-0460 or email: ldshoa@gmail.com**
- Other:
 - Moving sale advertised on NextDoor for July 11:
 - We have decided to make this our Community Garage Sale due to the earlier date being cancelled. The HOA would like to remind everyone to be safe and follow ALL current CDC guidelines due to the ongoing pandemic.
 - One page newsletter discussion: possible content: update on HOA board work, reminder and info regarding getting ARB approval, safety/lighting info (as in encouraging people to utilize their outdoor lighting) contact info for boards, other items to include?
 - We will be creating this and sending with our election notice in September.
 - Zoning change at Westside/West Haven
 - Petition circulated and board members signed.
 - New streetlights requested by HOA from Polk County/Duke:
 - We have determined that we can upgrade our streetlights to new LED fixtures which will be much brighter and energy efficient! The poles will be upgraded as well. John will email the county with the go ahead to get the process started. No timeframe as of yet, will update.
 - Retention pond behind lot 2116 will be cut by our lawn service in the coming weeks.
 - A motion was made to appoint Rick Leger to the empty Director seat vacated by Neil Auster. Motion was seconded, passed unanimously. One vote was cast on behalf of the Association. Welcome Rick!

Meeting adjourned at 8:49PM