

## Loma Del Sol HOA Board Meeting Minutes

September 3<sup>rd</sup>, 2020, 7:00PM

Closed meeting due to pandemic, with our attorney, Beth Lanham-Patrie, present to discuss pending litigation

Meeting called to order at 7:00PM, we had a quorum, all board members present, along with our attorney.

1. Changing/clarifying the rules regarding commercial vehicles on properties
  - Board will look at changing the rule regarding magnetic coverings for vehicles. 14 day notice will be given and board will hold discussion and vote at open board meeting so residents can be present.
2. Updates on violation letters
  - Discussed options for next steps with attorney for non-compliance and will begin that process week of 9/7/20
3. Updates on Champion's Gate issues
  - The board worked with some homeowners and identified 10 houses that were constant issues (excessive noise, loud music, etc.) and have been for many years. Attorney advised the board send letters to rental agency, homeowner, and the Lennar/Champion's Gate HOA. Letters were sent and some homeowners did respond with messages that they would work to correct the issues.
  - Lennar's HOA attorney also responded, and even though their HOA is still under developer control, they are aware of the issues and the recent Covid parties have made the matter even more urgent. They are looking at extending rentals to a mandatory minimum to try and discourage the weekend parties as well as other steps within the community to increase security. Our HOA attorney will be reaching out to their attorney again to check in and keep the lines of communication going as well. Residents are still urged to call the Osceola County Sheriff and report excessive noise/parties as they have stepped up efforts in the whole area regarding large gatherings at vacation homes.
4. Discuss delaying or logistics for holding November annual meeting
  - The HOA board decided to postpone the November annual meeting until Saturday, March 6<sup>th</sup>. The plan right now is to hold the meeting at the Dunson Sheriff's Station, assuming they will be booking the room at that time. Homeowners will be mailed the meeting notice and other information regarding the election of board members soon.

5. Board vote on consolidating all the Reserve Funds line items into one General Reserve Fund. If passed, needs to go to the community for a vote
  - We would like to consolidate our multiple funds into one fund to simplify book keeping. Since these reserves belong to the whole community, this will be discussed and voted on at an open meeting.
  - Due to our association not being for profit, we need to move any remaining money from our budget to Reserves. The board voted unanimously to move any remaining money to the specific line item, Reserve Funds for Irrigation needs. This would allow us to pay for any well replacements that historically cost thousands of dollars. This will be done by the end of the fiscal year.
6. Review financials and our Assessment Aging report (those that haven't paid)
  - We have found some items that need extensive review by the new board. The board agreed to retire \$300.00 in money owed to the board as well as continue to review our aging report and determine how to collect old debts that are owed. Our Treasurer and book keeper will continue to work through these issues and keep the board apprised.

Meeting adjourned at 7:58PM