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

Monday, September 10, 2012, the meeting was called to order at 7:00 P.M.

There was a quorum of Board members, as Neil Auster,

Frank Cardinale, Don Chase, Lucille De Feo and Marylu Mariniello and were present.

Neil motioned to waive the minutes of the last meeting since they were posted. Frank seconded this.

**Treasury Report (Marylu)**

Center State Operating $14,027.93

Center State Money Market 25,046.37

Wells Fargo Money Market 34,058.52

Lucille motioned to accept the Treasury Report and Frank seconded this.

**ARB Report (Frank De Feo)**

Fences (3)

Front Door Installation (1)

House paintings (4)

Landscaping (1)

Roof installation (3)

**Landscaping (Frank and Neil)**

Neil said that all of the shrubs planted on CR 54 are growing taller and that new plantings will be done on the road when the weather gets cooler. A grouping of a small tree and colorful flowers will be planted every 1000 feet, from the west to the east side. He also said that the lights at the second entrance are not working because of two broken wires, which are being replaced.

**Park Trash (Frank)**

Personal trash is being placed in the park containers. Everyone has a Polk County container and should be using them. The park container is for random park trash. Our Landscaper is constantly replacing trash bags and carting the trash, which is costing us money. If anyone sees someone placing trash there, please let us know, but do not confront them.

**Violations (Don)**

Don reviewed all aspects of violations. He covered fences, driveways, trash containers, pool enclosures, commercial vehicles, trailers, parking on lawns and mold and mildew issues.

He also said that some driveways look bad because they are pitted and need a skim coat. He plans on applying a clear sealer with a silicone grit additive to his own driveway to fill in the voids where mildew grows and recommended this approach to others.

Additionally, he reminded people to pick up grass clippings from the street so they do not go on other properties or in our drain systems.

Neil commended Don for writing a computer program to track violations, which was initiated by Frank DeFeo. Don expanded on Frank's initial program.

Lucille said that 14 days notice must be given to Homeowners when either the County or we mow overgrown lawns. The County will only mow the lawns, but we will prune trees and shrubs. Then a lien will be placed on the property by our Attorney.

**Assessments (Lucille)**

If not paid by January 1 of the New Year, late fees will be added and all unpaid assessments will be sent to the Attorney immediately.

**New Ballot Procedure/Ballot Envelopes (Lucille)**

All ballots and envelopes will be pre numbered before they are mailed out in October. Legible signatures and printed names are required to verify eligibility. This information is stated on the First Notice of Election, which was mailed out last week.

The ballots will be counted at the Annual Meeting on November 10. If there is no quorum, then the ballots will be held until the next meeting in 2013. So if anyone mails the $225 assessment, which is due on 11/1/12, in a ballot envelope, they will be considered late with their payment.

**Ballot envelopes are to be used only for the ballots.**

**Park Problem (Lucille)**

The bulletin board in the park was vandalized. Lucille and Don Chase bought new Plexiglas and Don repaired it. Also, some sprinkler heads are missing. There are a lot of teens hanging out in the park at night. The Sheriff's Department has been notified and we are looking into security measures. This information was placed in the Annual Newsletter which was recently sent out.

**Mowing/Time Issue (Lucille)**

There have been some complaints from Landscapers that a resident has told them that they cannot mow at 8:00 AM. We have no time restrictions for mowing. Many Homeowners mow at 7:00 AM, when it is cooler. Please be advised that the lawns can be mowed in the early morning.

Also, Neil mentioned that some children waiting for the school buses tend to sit on the curbs with their feet in the street. He said that he drives very slowly whenever he sees them waiting and asked others to be watchful for this situation.

**Housing Statistics (Marylu)**

Listings:

Active (6)

**345 VIA DEL SOL DR Regular sale 165,000**

**114 ADRIANA CT, Regular sale 167,500**

**273 VIA MARIEL EAST DR Foreclosure 172,000**

**127 VERANO CT Regular sale 179,999**

**118 MANUEL CT Regular sale 200,000**

**133 LOMA DEL SOL DR Regular sale 239,900**

Pending (4)

**326 LOMA DEL SOL DR Short sale 95,000**

**1059 VIA BIANCA DR Short sale 128,000**

**224 LOMA DEL SOL DR Foreclosure 134,900**

**120 AVILA CT Regular sale 185,900**

Sold (6) (Last 90 days)

**132 SUNWARD RUN Foreclosure 113,699**

**937 VIA DEL SOL DR Regular sale 110,000**

**917 VIA DEL SOL DR Foreclosure 144,000**

**834 VIA DEL SOL DR Regular sale 133,000**

**212 VIA MARIEL EAST DR Regular sale 169,000**

**216 WESTWIND DR Regular sale 209,000**

The annual garage sale will be held on Saturday, October 13.

**Annual Meeting**

First Notice of Election was mailed out. The second notice will be mailed in October. Anyone who wishes to run for a Board position must send in a resume. There are two seats up for election.

The Annual Meeting will be held on Saturday, November 10 at 10:00 AM. We need a quorum to hold the elections.

Lucille motioned to end the meeting and Neil seconded it. The meeting ended at 7:50 P.M.

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