

Board meeting 6/27 HOA

Meeting at the Park

- Directors in attendance: Shawn McNamara, Rachel Carlson, Meredith Teffeau, Brian McSheehy, Phillip Howarth
- Directors not in attendance: n/a

Please note we have a full agenda to get through and all questions/concerns will be heard at the end of the meeting. Please make sure you signed up on the sheet if you would like to speak.

Meeting Called to order at 7:02pm EASTERN on June 27th, 2022. (Rachel)

Motion to review the meeting mins from April- they were posted on the website and the bulletin board so no need to read them. Special note all prior board meetings notes were moved from the old website, and they can all be found at ldshoa.org.

Motion seconded...

Treasure report- Shawn——

- Normal budget review is at the annual meeting
- Current budget (there were handouts)

Treasurer Summary Report

Revenue Update

- Annual Assessments – 94% of 2022 Assessments have been paid to date. In the 6% that are past due, 4% are 1st time offenders and 2% are long term offenders that are being addressed with our legal team. The 1st time offending members will have letters of past due payment sent in the next 60 days (about 2 months) along with 2023 annual assessments and late fees.
- Estoppel & Late Fee Revenues – To date \$4.6K has been collected with \$2.8K outstanding for a total of \$7.4K in funds for 2023 LDS project work to be decided upon. Priorities for this spending are being collected to date.
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Expense Update

- YTD spend of \$47.0K or 53.7% of total Budgeted Expense dollars is favorable to expected burn rate of \$7.3K per month. Variance to expected burn rate to date is by favorable \$4.0K.
- Unplanned expenses of \$7.7K to trim 12 oak trees in park have offset YTD savings and removed \$3.7K of ground contingencies (\$20K) built into the budget. Remaining Contingencies will be used to pressure wash park and gazebos in common areas (\$1.3K). The remaining dollars will be used for unforeseen landscaping issues and future expenses of concern.
- Known Future expenses of concern would include fertilization (\$8.2k) and mulch costs added in last November contract negotiations that were not accounted for in Annual Budget.
- Future increases to Weekly landscaping re-contracting costs of \$1.3K for 11 months have been accounted for.
- Legal expense to date of \$2.8K offset by (\$1.6K) of assessment recapture represents a decrease of 97% of expenditure to prior year.
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- Balance Sheet
- The current available cash of \$72.8K (\$49.8K Checking - \$23.0K in Savings) in Fairwinds Credit Union.

Motion Rachel moves to approve the report- Second by Brian
Accepted

Landscaping- Don

- Compliments to Don Chase T&M on all the work on the grounds....
- Biggest expense we will always have as a community
- Park trees needed to be trimmed
 - 3 quotes were gathered, and the board voted
 - Work was done a month ahead of schedule! Trees look great and healthy
 - Included in these bids we also are getting the park pressured washed. That should happen shortly since the trees are done.
 - Thank you to Don and Matt for connecting with the Briggs teams when they were on site and to Matt for picking up some of the loose branches after the storm last Sunday.
- Keeping an eye on all sprinkler heads and maintenance required
- We discovered a new landscaping contract from November that renewed the T&M company for another 3 years at a higher rate. Currently that contract is being honored. Please note the landscaping fees have increased 3% from the previous year to \$4115.88 per month. There is also a Feralization component to this contract where Phase 1 will cost \$1054.72 per quarter (every three months), and phase 2 will cost \$4000.52 a quarter (every three months).
This is an annual cost of \$69,611.62 in lawn maintenance alone.
These numbers do not include any one-off landscaping maintenance that costs time and materials.
- We have noticed that large trucks continue to make U-turns on our property. Damaging our roads and the trees at the front entrance. We have added some No-U Turn signs and called the county in reference to the construction work taking place across the street. We will continue to call and contact those companies.

ARB update – Brian

- Meetings are every other Monday – at 6pm (last meeting was 6/20) Please note that next week's meeting falls on July 4th and we will not be meeting. If you have a request that needs to be considered prior, please let us know.
- All residents are welcome to join us via Teams- no invite required just follow the link at ldshoa.org
- YTD, we have reviewed 37 ARB requests – of those only 1 is still outstanding and we are in talks with the homeowner.
- *Special note- the “pink” house was addressed and repainted just last week.
- Huge Thanks to Roger, who unfortunately had to resign from his work with the board and the ARB, but he truly was instrumental in helping all the homeowners with their requests. Thank you, Roger

Compliance/Violation updates – Phil

- Please remember if you have not paid for 2021 that 2022 will be here before we know it and you will not want a double payment. If you want to check the list, please see me after the meeting (no one present opted for this).
- We are building a primary spreadsheet for violations. A system that will allow us to automatically assign the violation to one of the ~29 Loma Del Sol Promulgated Rules and

Regulations and then mail merge the document so we can print/mail and house an electronic copy.

- We recently went through all the paper files from the storage unit and consolidated where possible so there is one file per lot number.
- 24 compliance letters will be sent out by the end of the month.

General Updates – Rachel

- Garage Sale; Nov 19th is the tentative date. (Seemed like we needed to move this earlier in the month to avoid Thanksgiving)
- Working on further defining/Shorten our rules for community- some are very vague--
- Would like to bring a new paint proposal to the community at the November meeting to vote
- Please keep your vehicles locked- especially at night
- Don't forget with the holiday next week July 4th- trash will be picked up on Tuesday instead of Monday. Please have a happy and safe July 4th weekend

At this point I want everyone to know that we had 2 board members resign recently - we would like to use this time to appoint new board members to fill those spots-

Appointing 2 of the residents who showed interest- Rachel to make motion to appoint Manny and Don. Motion seconded....

Shawn is selling his house and there will be another seat available if anyone is interested, please email ldshoa@ldshoa.org. We will be looking for anyone that is interested in the treasurer position to take the hand off from Shawn. Because of Shawn's role there will be a transition period to update documents, back accounts, and processes.

Would like to list all the Directors and their terms so it is clear who is filling what seat.

- Rachel Carlson | Board President | 2022
- Shawn McNamara | Secretary & Treasurer | 2024
- Meredith Tefteau | Director | 2023
- Philip Howarth | Director | 2022
- ~~Joe Mistretta~~ | Director 2023 – Remains Open as of 6/30/22
- ~~Roger Sorino~~ | Director | 2023 – Replacing with Don Chase
- Brian Mcsheehy | Director | 2024

Open the floor to the homeowners that signed up- 1 at a time

A resident asked if new homeowners are receiving the list of rules. Supposedly they talked to a new resident and this resident was in the process of putting up a shed. The resident claimed they had talked to the President and were told it is OK. Was told that the HOA is "weak."

Phil retorted that saying the HOA is "weak" is a selling tactic. Also, the current president, Rachel, has always expounded about the ARB process. Phil also cited that rather than accusing the Board of not following the rules, perhaps it is better to simply inquire, so as to avoid slander.

FL Statutes in 720 say that the onus is on the Seller to inform the buyer of the rules. This is often passed onto the Closing or the Realtor to make sure the rules are known.

Another resident accusing the Board of “musical seats” with the Board positions. Assured that the seats are correct per current documentation. Website has issues with dates and times for meetings. It will be investigated (this has since been corrected as part of the meeting’s notation).

Also claiming the Board is a clique. While some of the Board could be described as “friends,” all acquaintance relationships within the Board were connected via mutual interests in the Community and volunteered their time to be on the Board. The idea that the Board is a “clique” is a false perception, and the members of the Board are there because they volunteered their time to do so.

Questioning violations have not been sent in a while. True, but the Board was in disarray as of July 2021 due to mass resignations. The current Board has been working since November 2021 to rebuild and get the systems back into place to start compliance checks again. A compliance check is already underway.

Another resident cited landscaping issues.

There are dead plants at the entrances. Supposedly a hedge is not getting cut at the East Entrance. Apparently, some sprinklers at the East Entrance are having issues. Don will investigate these issues.

Also, the question of cleaning the lights. The Board will contact the Power/Lighting Company and see if the issue can be resolved. Also, the streetlights are numbered. Any resident can call with the serial number of the light in question and have it serviced.

Rachel motion to adjourn meeting, seconded.....
The Board Meeting adjourned a little after 8pm.