

Loma Del Sol Homeowners Association, Inc.

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<http://ldshoa.org/>

Minutes from Annual Meeting and Elections

Date: Saturday, November 12, 2022

Time: 10:30 am EST

Location: Polk County Sheriff's Facility

Directors in Attendance: Rachel Carlson, Philip Howarth, Meredith Tefteau, Brian McSheehy, Don Chase

Directors no in Attendance: None

Meeting called to order at 10:35am - Rachel

- Establish quorum (39+ lot owners needed) – 22 homes represented – quorum not met – ballots will not be counted today
- Pledge of Allegiance
- Recognition of our Service Men and Women and First Responders – Veterans Day was yesterday, Nov 11th

Reading of the minutes from the previous meeting - Meredith

- Minutes have been posted on the bulletin boards, and are available online for review
- Rachel motions to approve the meeting minutes. Seconded by Brian

Board Member Election - Rachel

- Because we did not meet the quorum requirements, the ballots will not be counted at the meeting
- Rachel and Philip will remain in their current board seats until a special meeting is scheduled to try and reach quorum
 - Next meeting will be held in January after the holidays.
 - Sheriff's Office has been reserved for January 14th at 10:30a.m.
- The current members of the Board of Directors and terms are as follows:

Seat #	Name of Current Board Member	Term Expires in...
Seat 1	Brian McSheehy	2024
Seat 2	Vacant Seat (Formerly Shawn McNamara—resigned)	2024
Seat 3	Phillip Howarth* (Up for election)	2022
Seat 4	Rachel Carlson* (Up for election)	2022
Seat 5	Vacant Seat (Formerly Joseph Mistretta—resigned)	2023
Seat 6	Meredith Tefteau	2023
Seat 7	Donald Chase	2023

Regular Business:

- Treasure Report - Financial advisor (Bill Carlson)
 - Revenue Update
 - 2023 annual assessments are being collected to date.
 - 2022 Estoppel and late fees collected totaled \$8K.
 - Plans for spending of the 2022 unbudgeted dollars underway.

- Expense Update
 - 2022 Actuals were favorable \$1.8K allowing for more long-term fixes and updates to the LDSHOA property.
 - Legal Expenses year over year decreased by 91%.
- Balance Sheet
 - The current available cash is \$103.4K (\$80.3K Checking - \$23.1K in Savings) in Fairwinds Credit Union.
 - The continuation of collection of 2023 assessments continue allowing for full funding of the 2023 budgeted costs.
- 2023 Budget
 - 2023 annual assessments are being collected
 - Copy of the 2023 budget was included with the first notice of the annual meeting. Let us know if anyone needs a copy.
- We will continue to monitor our annual expenses and review the annual assessment amount for 2023 if needed.
- A question was raised regarding the collection of late/overdue assessments and penalties for multi-year offenders.
 - We currently work with the accountant to collect the dues and send late notices
 - Turn over to the lawyer when/if needed
 - Discussed looking into a collection agency for future years
- Assessment Dues:
 - Reminder – late fees are now in effect and interest will be charged starting December 1st.

Assessment Non-Payment Late Fees and Interest Fees

After a seven (7) day grace period, there will be a \$25.00 late fee assessed.

If the assessment is not paid by December 1, 2022, it will be interest from the date of delinquency at the rate of 12% per annum. All assessments which are not received by December 1, 2022 will be turned over to the Association's attorney for collection. Please refer to the Association's governing documents and Chapter 720, Florida Statute for additional information regarding the collection and consequences of all unpaid assessments.

- Landscaping update – Don
 - T&M is our landscaping vendor
 - Sprinkler repairs – over 1000 sprinkler heads – hard to keep track so please notify us if you see anything that doesn't look right
 - Hurricane clean up – park cleanup has been completed, and T&M cleaned the easement areas along Ronald Reagan
 - Question - When it's raining the sprinklers still on – can that be fixed?
 - We do have rain gauges that are supposed to stop the irrigation once we get a certain amount of rain – we have replaced them – they are new – they still aren't working. Work in Progress
- ARB report – Brian
 - We've approved 85 ARB requests this year with a few more received/pending
 - Any resident is free to join the meetings – we meet every other Monday at 6pm – the link is available on the LDSHOA website under the "Join Us" page.
 - WE encourage you to join if you have a pending request. This allows the committee to ask questions and approve the requests quicker.
 - We are working on an updated paint proposal to be approved by the ARB committee.
 - It will still include all the current colors/paint schemes but will use the RGB codes.

- This will allow some flexibility to select a different paint company or darken/lighten a color slightly
- Compliance Update – Phil
 - We purposely held on violations that were set to be sent out the week of the hurricane
 - Some residences are still dealing with debris pick up and repairs
 - Several street signs are down, and some potholes have become an issue (reporting to the county)
 - Thank you for those that reach out on things that they see throughout the community
 - We are working to send out violations on a monthly cadence.
 - We had to start over – must go through the notice process – have to do our due diligence
 - Hurricane debris – we are on the outside of the county – they will get to us but it is taking a while – they are starting to come through in the last few days
 - Growing – slowing season now so don't need to cut the lawns as frequently as during the summer
- Other Business
 - We are looking to start the search for a new lawyer
 - Continuing to look for a new accountant to take over for the HOA
 - Continue to explore options for online bill pay for 2023 - may people have asked for it – we are trying to work with our credit union that or the new accountant

Community Updates

- Volunteers are always welcomed and encouraged to participate
 - Any committee
 - Front entrance decorating for the Holidays - \$500 budgeted to spend – give us your email before you leave if interested
- Will schedule garage sale for a date in April/May

Floor Opened to members for questions

- Edging and pressure washing – is there anything in the rules that instructs homeowners to put the cuttings back into their lawn and not in the road?
 - Don – yes – if you do anything to your lawn you are required to move items back into your lawn – no debris in the street – it is illegal to put debris in the street – it will get washed to the drains and can clog the retention/drainage system. When the county comes to pick up yard waste – homeowner is responsible to clean up the street after they pick it up.
 - Pressure washing too – all the dirt shouldn't be washed into the road or the storm drains

Postpone the meeting until January – will re-convene January 14th to try and reach a quorum