

Loma Del Sol Homeowners Association, Inc.

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<http://ldshoa.org/>

Minutes from Continuation of Annual Meeting and Elections & Quarterly Directors Meeting

Date: Saturday January 14th and Saturday March 11th

Time: 10:30 am EST

Location: Polk County Sheriff's Facility

Directors in Attendance: Rachel Carlson, Meredith Teffeu, Brian McSheehy, Don Chase, Philip Howarth (Jan 14th)

Directors not in Attendance: Philip Howarth (March 11th)

Meeting continued at 10:35am on January 14th

- Establish quorum (39+ lot owners needed) – 22 homes represented at November meeting and 6 additional homes represented today – quorum not met – ballots will not be counted today
- Opened the floor to any homeowners in attendance
 - Homeowner asked about the possibility of adding security cameras to the entrances. With the increase in crime in the area and more houses/apartments being built – want a way to monitor who is coming and going from the neighborhood. Philip will look into options and costs – will discuss at a later meeting once information has been gathered.

Postpone the meeting until January – will re-convene March 11th to try and reach a quorum

Meeting continued at 10:40am on March 11th

- Establish quorum (39+ lot owners needed) – 22 homes represented at November meeting, 6 additional homes represented at January meeting, and 12 additional homes represented today – 40 homes total – quorum met – ballots will be counted.
- Pledge of Allegiance

Board Member Election

- Election committee is Peggy Assessor and Patricia Mattos
- Ballots will be opened, names will be removed from the actual vote and tallied
- Final vote counts will be given to the secretary (Meredith) for reporting at the end of meeting
- 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 Teffeu	2023
Seat 7	Donald Chase	2023

Regular Business:

- Treasurer Report - Financial advisor (Bill Carlson)
 - Financial Advisor is not on the board – not a director. Does not have access to money or the ability to write checks/pay bills. Role is to monitor spending/budget and provide information to the directors.
 - Revenue Update
 - 2023 annual assessments are being collected to date.
 - 2023 Estoppel and late fees collected totaled \$3.9K.
 - Expense Update
 - 2023 Q1 Actuals were favorable \$2.6K primarily driven by a legal fee reimbursement of \$1.9K and office expense savings.
 - Current 2023 forecast has \$61.3K in planned spending.
 - Balance Sheet
 - As of 3/9/23 the current available cash is \$97.7K (\$74.6K Checking - \$23.1K in savings) in Fairwinds Credit Union.
 - Assessment Dues:
 - ~20 outstanding as of 3/11. See Rachel if you need to verify your balance.
 - Connected with a contact at Fairwinds Credit Union – they have a few options for online/electronic payment of assessments. Reviewing options with directors – should have an online option for collection of next year’s assessments.
 - Don mentioned the need to assess our annual expenses and review the assessment amount for November 2023. Due to increasing costs we believe we may need to increase the annual assessment amount. Bill volunteered to complete an audit of our expenses and present the findings to the board.
- Landscaping update – Don
 - T&M is our landscaping vendor
 - Sprinkler repairs – thank you to the neighbors who have emailed/alerted us about broken sprinklers. It allows us to get them fixed as quickly as possible.
 - Electric issues at front entrances – had an electrician come out to make some repairs
 - Also looking at expanding electric at the front entrance (by the traffic light) – adding power to the island.
 - Homeowner asked if the board has considered utilizing homeowners in the neighborhood – shared the name of an owner who is a master electrician. The board will reach out to see if this person is interested/able to bid for the work.
 - Proposed to the directors to approve a few Landscaping invoice estimates
 - Electric to add power to island – directors decided to table this topic to do more research before voting
 - Plants/Updates to front entrance signs – proposal from T&M Lawn Management – estimated cost of \$1,800. Approved by directors – 4 votes in favor.
- ARB report – Brian
 - We’ve approved 11 ARB requests so far in 2023
 - Any resident is free to join the meetings – we meet every other Monday at 6pm – next meeting is Monday 3/13 – 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 – Rachel (on behalf of Phil)
 - We are working to send out violations on a monthly cadence.

- Thank you for those that reach out on things that they see throughout the community

Community Updates

- Volunteers are always welcomed and encouraged to participate
 - Any committee
 - Front entrance decorating for the Holidays – thank you to all those that volunteered and decorated for holidays 2022
- Garage Sale – Spring sale is scheduled for **March 25th**. Signs will be hung at the entrances next week (March 19th)

Floor Opened to members for questions

- Question about overdue assessments and sending to collection agency vs. the lawyer.
 - Overdue notices were sent by the accountant – we received about half of the overdue assessments after that notice was sent.
 - Accountant will send one final notice to try and collect the remaining payments – after that we are looking to send to collection instead of lawyer.
- Volunteer Lists - Is there a list where people can sign up to help around the neighborhood (i.e. helping Don with landscaping repairs)?
 - We always welcome and ask for volunteers for any of our committees – feel free to reach out at a meeting or via email to the HOA to volunteer
 - For larger projects we try to hire professionals so we have an understanding of how much it costs to upkeep the neighborhood
- When is the next meeting?
 - The board has moved from monthly meetings back to quarterly, so the next meeting will be in June
 - Exact date is TBD – depends on when we can book the room at the Sheriff's Office
 - There was a request to move the meetings back to 10:00am like they used to be

Election Results – Meredith

- Thank you to Pat and Peggy for opening and tallying the votes!!
- We received a total of 90 ballots/157 votes broken down as follows:
 - Rachel Carlson – 71 votes
 - Lucille DeFeo – 42 votes
 - Philip Howarth – 44 votes
- The two elected director seats will be filled by Rachel Carlson and Philip Howarth
- There are still two open director seats that will not be filled by election – they are a result of resignations, so they are to be filled by board of directors appointment
 - If you are interested in filling a director seat, feel free to email your resume and intent to fill a director spot to the secretary – Meredith Teffeau – teffeau@ldshoa.org

Meeting adjourned at 11:30 a.m.

Meeting of Directors called to order at 11:31 a.m.

- Rachel motioned to keep Meredith in the secretary officer seat – seconded by Brian and Don
- Rachel motioned to keep Philip in the Vice President officer seat – seconded by Brian, Don and Meredith
- Meredith motioned to keep Rachel in President officer seat – seconded by Brian and Don

Meeting adjourned at 11:35 a.m.