

Loma Del Sol HOA Quarterly Board of Directors Meeting
September 16, 2023 – 10:00AM - Polk County Sheriff's Office

Directors in attendance: Rachel Carlson, Meredith Teffeu, Don Chase, Brian McSheehy, Louis Karellas, Phil Howarth, Debra King-Ferro

Directors not in attendance: N/A

- Rachel called meeting to order at 10:03am EST
- Pledge of allegiance
- **Reminder** – this is a meeting for the board directors – homeowners are welcome to attend and observe, but are asked to hold all questions and comments until the end of the meeting. The floor will be opened to homeowners after director business has concluded.
- Meredith read the minutes from the last quarterly meeting on July 22nd
 - Minutes have been posted on the bulletin boards since the meeting
 - All minutes from previous meetings can also be found on the documents page at ldshoa.org.
 - Rachel motion to approve the minutes from last meeting. Louis Seconded.
- **General Updates – Rachel**
 - **Annual Meeting Updates** – This year's annual meeting is scheduled for Saturday Nov 11th.
 - Three director seats are up for election at the annual meeting
 - Meredith Teffeu | Secretary | Term expires 2023
 - Debra King-Ferro | Director | Term expires 2023
 - Don Chase | Director | Term expires 2023
 - If you are interested in running for one of the three director seats, send a one-page resume via email to Meredith Teffeu or via mail to the PO Box. This includes the directors currently in the seats.
 - Resumes must be received by September 25th
 - Annual meeting first notices have been mailed – mailing includes annual meeting information, 2024 assessment invoice, and the 2024 annual budget.
- **Ongoing Items of Business:**
 - **Main Entrance Revitalization Project**
 - Louis reviewed the estimate from Top Flight Electrical for East Entrance
 - Includes electric repairs from damaged sign as well as expanded electric to the island - Replacing meter, new sub panel, conduit, grounding, surge protector
 - \$4,881.22 cost
 - Rachel motioned for a vote to proceed with electric work – all directors voted in favor
 - Louis reviewed estimate from Don Bell Signs for new monument sign structure at East Entrance and an updated facade for the three other signs.
 - 23 companies have been contacted - 3 call backs and 1 estimate
 - This is considered a small job so a lot of people aren't interested in considering work
 - If anyone knows any companies or would like to volunteer to assist, please contact Louis (karellas@ldshoa.org).
 - Estimated cost from Don Bell - \$21,488 to rebuild the sign
 - Additional \$6,342 to reface the other three signs
 - Debra volunteered to dig deeper into the driver who damaged the sign
 - Don brought up the fact that the cost is just to build the sign – we would still have to pay additional to light/power the sign.
 - This is a masonry sign – very expensive to build – can we look into a newer style of sign that is cheaper to make? – may lower the cost

- Do we need two signs at the entrance? Possibly stick to just one sign – keep the existing or demolish the existing and build one sign in the island/middle
 - Louis is waiting to hear back from Don Bell with a cost for one sign in the middle – this would still be a masonry sign.
- **Treasurer's Update – Louie**
 - **Revenue Update**
 - YTD still collecting outstanding dues from last year
 - \$4,683 collected YTD in estoppel and legal
 - **Expense Update**
 - Run into some irrigation issues – Approx. \$2000 in extra costs
 - We've seen an increase in operating expenses this year, but have been able to balance the budget through cut backs in legal and office supply expenses.
 - Also seen an increase in electric costs this year.
 - Anticipated to be over budget by \$1,000-\$2,000 expense wise overall
 - **Balance Sheet**
 - \$23,332.86 in savings
 - \$8,230.40 in checking
- **Landscaping- Don**
 - **Landscaping and Water Issues**
 - Two wells and irrigation systems – west side is older (30 years old) and has started giving us trouble
 - Still trying to locate two of the valves in the park area – not working – trying to determine what is malfunctioning so we can request estimates from contractors
 - Likely need to have a contractor come in to run new underground wiring in the park
 - In the rainy season so right now so we are okay, but will need to find a fix soon
 - \$8k in added expense overall for Randy on top of normal landscaping contract
 - **Sidewalk parallel to 54**
 - County is responsible for the sidewalk and area – they are responsible to edge and keep up the sidewalk
 - Don has contacted the county to keep up with that area, but it is a struggle to have them stay on top of it
 - Randy gave us an estimate for him to edge - \$200 each time – we have not proceeded yet - it would need to be done occasionally and not every time he mows
 - Louis mentioned that he would be reviewing the contract with Randy for the upcoming year – asked the directors to send him any requests or issues that he needs to review
 - **Mulch in Park**
 - Louis proposed that we order new rubber mulch from Lowe's and have it delivered
 - \$1,400 for 2 pallets – based on the size of the park, we probably only need 1 pallet
 - Randy tried to check with wholesalers and have them deliver
 - Rachel motioned that we approve the purchase of 1 pallet from Lowe's
 - All directors voted in favor
 - Will need assistance/volunteers to spread the mulch once delivered.
- **ARB update – Brian**
 - Meetings are every other Monday – at 6pm (last meeting was 9/11)
 - All residents are welcome to join us via Teams- no invite required just follow the link at ldshoa.org
 - YTD, we have reviewed 42 ARB requests
- **Compliance/Violation updates – Phil**
 - Just did a compliance walk this past Thursday
 - 89 notices – more than half are repeat notices

- Trees hanging over the road – has become an issue – checked with the county – they do check the neighborhoods but we are on the far edge of the county so we will be one of the last
- Has been lenient on pressure washing – will need to start pushing harder on that issue
- Debra brought up lawn mowing – Phil mentioned that mowing is tough – by the time we send a notice the lawn has already been mowed
- Bulk pickups – every third Monday – folks have bulk items out for too long
- Debra asked about the consequences
- Fines – need to come up with the proposal – must be presented at a membership meeting – don't believe we have enough time prior to this annual meeting to provide notice to the members for a formal change.

- **New Items of Business:**

- **Fiber Request from T-Mobile**
 - Rachel to give Phil the contact information to get additional information.
 - We think most of the neighborhood is already wired for possible fiber optics
- **Overview of new/protentional projects moving into FY24**
 - **Lights in the park?**
 - We had limbs removed from the trees to help light some of the areas of the park
 - Park is supposed to be closed after dark – lighting it up may invite folks to congregate
 - In contact with Spectrum – working on getting the lights replaced with newer lights and repainting the posts
 - Will see if they could add a post to the parking lot in the park
 - Will be on a project basis
- **Teams Platform** – need everyone to have and use their Teams/email accounts
 - If anyone is having trouble accessing their account please get with the other directors to get setup
 - We need all directors to be logged in and actively using the platform

- **Open Forum** – floor opened to the homeowners that signed up to speak

- Gary
 - Asked about why we should pay for the sign when we weren't responsible for the damage – there are three other signs and the street sign at the light says loma del sol so do we really need a new sign?
 - Sidewalks – we shouldn't have to pay for an area that is the county's responsibility – are we sending photos to commissioner Santiago? Encouraged the homeowners to send emails and contact the county
 - Asked a question about open board seats and whether someone had been rejected for an open seat in the past.
- Bill
 - If you are going to propose amendments to the bylaws (adding fines for compliance violations), can we add a change to be able to vote by proxy?
 - Rachel explained the difference between voting by proxy and the proxy that is included in this year's mailing – that is about attending the meeting via proxy which would allow us to achieve a quorum to open the ballots for director seats.
- Roger
 - Lighting – he happened to be outside when they were changing his street light – he asked if he could clean his light cover and it made a big difference
 - Street Light on Loma Del Sol – the light is intermittent – Don explained that anyone can submit a request to Duke to report an issue – they come and help quickly

- **Meeting Adjourned at 11:21am Eastern**

- Directors only asked to stay for a closed discussion regarding outstanding issues with the lawyer