



Loma Del Sol HOA Quarterly Board of Directors Meeting
July 20, 2024 – 10:00AM - Polk County Sheriff's Office

Directors in attendance: Rachel, Louie, Brian, Debbie, Kim, Don

Directors not in attendance: n/a

- Pledge of allegiance
- Meeting called to order 10:06am Rachel motioned Debbie seconded
- Review minutes from 3.30.2024
We were 75% complete on the electric work at that meeting
Emergency meeting held April 2024 to review landscaping bids - approved new landscaping company effective May 2024
****June 5th power turned on at main entrance
Motion to approve meeting minutes by Rachel, seconded by Kim
- Reminder: this is a meeting for the board directors – homeowners are welcome to attend and observe but cannot contribute to the conversation until the open forum at the end.
- **General Updates – Louie**
Welcome
Open Board seat - submit intent and resume to PO Box or LDSHOA email
- **Treasurer's Update – Rachel**
 - Review of financial statements
 - New grounds contract
 - New lawyer
 - As of July 1st - debit cards can no longer be used for HOA business. All expenses will be reimbursed via paper check
- **ARB update – Brian**
 - A lot of ARBs are coming in incomplete - no surveys - old form – etc.
 - Will place a reminder for ARB requests
 - Question on paint colors: Louie has been speaking with the lawyer on how to make changes - it will be a lengthy process to change the color scheme - at this time we are reviewing on a case-by-case basis
- **Grounds & Landscaping – Louie**
 - Update on West Entrance Project - complete!!
 - LED lights on sign and colored lights on palm trees
 - New grounds maintenance contract in effect as of May 1, 2024 with Duval Landscape.
 - Update on dead bush removal along Ronald Reagan Parkway
 - Power washing in park – July 10th. \$850 - scheduled annually to keep on top. *Pressure is my Life* - they have specials for LDS residents
- **Compliance/Violation updates – Louie**

- Update on compliance issues - 73 notices have gone out
- Biggest issues are edging, lawns, trees
- Legal matters related to compliance - 6 have been sent to lawyer - additional 5 may need to be sent to them
- Need 2-3 volunteers to sit on a hearing committee for one house that is going to trial
- **Ongoing Business:**
 - Park Gazebos – quote received and to be reviewed for imperative maintenance. - Dire need of repair - Contacted licensed companies only - received 1 quote - over \$18k to repair - only quote so far - this is a big safety issue - tabling to next meeting - need
 - Compliance Fine Policy – review for final vote - went around table - Debbie supports, Don supports, Kim supports, Brian supports, Rachel supports, Louie supports.
 - Three normal notices, then fine would be applied, must be a hearing committee to give homeowner opportunity to appeal the fine.
 - Next meeting need to review fine amounts and share with homeowners.
 - Rachel motions to approve and send to homeowners - 5 in favor, Louie voted No
 - **Fall 2024 Community Yard Sale – October 5th per March 30th meeting.**
- **New Items of Business:**
 - Project Scope for FY25
 - Trees in park to be trimmed
 - Determine if swing set in parks needs to be replaced/safety assessment
 - Drain outlets in retention zones need to be cleaned and leveled; seeking bids. - Up for inspection next year so need to care for
 - Street lights to be replaced by January 2025 (Polk County & Duke Energy) - no cost to association - LED lights
 - Street paving to start in Loma Del Sol in 2027; beginning process. - County will pave
 - Magnolia trees at entrances need to be trimmed - may need to replace in the future
 - Review HOA Assessment amount for FY25 - no need for increase this year –
 - Annual notice to be mailed - late August
 - Review new state statutes for FY25 - July 1st many new statutes that affect HOAs went into effect - reviewing ones that apply to LDS - detailed copy is available on website if you want to review
 - Rules on website already - can send a notice to all homeowners with info on where to find documents - Rachel suggested adding to the annual mailing - Louie is checking with lawyer
 - Document storage - up to 7 years - this is what we've been
 - Board is required to complete 4 hours of education - looking into costs and whether HMI offers courses with our services - add line item to budget
 - Discuss necessary changes to bylaws/rules
 - Educational requirements for directors
 - Discuss preparations for FY25 budget

****Airbnb's are NOT allowed - no tolerance for this - if you know of any Airbnb's please let the board know so they can address.**

Starting to enforce lease agreements - HOA needs to track - creating a section on our website to upload rental agreements.

- **Upcoming Director elections: 2 seats available for 2 year terms - Louie and Brian's seats up for election this year.**
 - **Submit intent and resume to PO Box or LDSHOA email**

Open Forum :

- Gary - Issue with HMI and late fees -

- Traffic light - who do we contact about the sequence of lights? Louie has been speaking with the county but please call the county as well - call the non-emergency police number and they will connect you to the right person

- Roger - regarding gazebos in park - have you thought about pre-built ones instead of repairing/rebuilding the existing ones?

- Question - any update on the welcoming committee? - This fell off the radar - board has been focused on other items - Kim is going to take on that committee

Meeting to Close Adjourned at 11:07am Louie motioned to adjourn Debbie Seconded

Intent to Run for a Seat on the Board of Directors

Any eligible person intending to run for a seat on the Board of Directors must provide written notice to the Association secretary no later than September 20, 2024. Submissions may be sent to:

Email: carlson@ldshoa.org

Mail: Loma Del Sol HOA
PO Box 460
Loughman, FL 33858

The notice of intent to run should include the following information:

- **Nominee's name** as it appears on the recorded property deed and as it will appear on the Association voting ballot
- **Brief biography or personal resume** no larger than **one 8 ½" by 11" page** (to be sent out with the second notice of annual meeting)