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Minutes from Annual Meeting and Elections

Saturday, November 9, 2024 – 10:00a.m. – Polk County Sheriff's Office

Call Meeting to Order – Louis called the meeting to order at 10:02 a.m.

- Pledge of Allegiance
- Veteran's Day - Recognition of our Service Men and Women and First Responders
- Reading and approval of the minutes from previous meeting
 - Rachel reviewed the minutes from last meeting.
 - Meeting minutes are posted online – check out our new website!! State statues doesn't require minutes to be posted on the boards so we are moving to the website.

Board Member Election:

- Statement on election status:
 - We have two (2) seats up for election this year, but only received one (1) letter of intent from one current member. Therefore, an election is not needed, and the one (1) member will fill one (1) open seat of the three (3) open seats.
 - Louis Karellas will switch to Seat 1 from Seat 2
 - We still have two (2) open director seats. Anyone interested can submit their resume and letter of intent to ldshoa@ldshoa.org or via mail to the association PO Box.

Seat #	Name of Current Board Member	Term Expires in...
Seat 1	Louis Karellas	2027
Seat 2	Open Seat	2027
Seat 3	Don Oakes	2025
Seat 4	Rachel Carlson	2025
Seat 5	Debra King-Ferro	2026
Seat 6	Kim Keller	2026
Seat 7	Open Seat	2026

Regular Business:

- **Treasure Report - Rachel**
 - Introduction of Lorie Fulkes from HMI Management
 - We are right on budget even with several increases that were expected: insurance, lawyer, accountant firm and new landscape company
 - All money is at South State – Fairwinds accounts fully closed
 - About 10 owners have not paid dues from last year
 - 288 owners have paid this year – 100 still outstanding
 - \$119,721 in both accounts – reserve and operating accounts

- Resident raised a question about the mailings – why the first mailing did not have the invoices.
 - That was a clerical error. HMI sent the invoices separately and covered the cost of that mailing – no additional cost to the HOA.
 - Resident raised a question about online surcharge to pay dues. Those surcharges are set by the credit card partner – unfortunately HMI doesn't control those fees.
 - Review of 2024 financials
 - Moved to new lawyer
 - Working to put money back into neighborhood (landscaping, upgrades)
- **Grounds & Landscaping**
 - Landscaping and Water Issues/Updates
 - Dying palm tree – under warranty with new company – will be replaced at no charge
 - Landscaping projects will continue to next year
 - Added new landscaping to the entrances, pulled out dead bushes
 - Working on bids for tree trimming (magnolias, remove trees at entrances that are blocking views and add sod)
 - Reviewed bid for tree trimming – Rachel motioned to approve bid for tree trimming, Brian seconded, all voted in favor
 - Reviewed bid for repairs to the west side irrigation switch – Rachel motioned to approve bid, Don seconded, all voted in favor
 - Reviewed bid for mulch – Quote was too high - Louis motioned to request an updated quote with clarification on the scope of work, Debbie seconded, all voted in favor *11/14 updated quote of \$1400 was approved through teams communication by 5 board members.
 - Review of Projects from FY24
 - Completed a speed study – waiting on results from county – possibly lower speed limits
 - Contacted county to paint road lines and review lanes at entrances
 - Street light replacements are happening now – Duke energy is handling – started before hurricane and should resume soon
 - Project Scope for FY25
 - Gazebos at the park – been talking about this for a year – structural integrity getting worse – needs to be addressed soon
 - Drain work needed in easements- timeline and estimates
 - SW FL water mgmt district – we are up for inspection this year – we will likely fail inspection – will possibly need to pay to make improvements to pass inspection
 - Asked for volunteers to help coordinate these efforts. If interested please reach out .
- **Architectural Review Board - Brian**
 - Additional updates
 - Next meeting 11/18 – meetings every other Monday
 - Seen increased issues with incomplete paperwork which delays the process (missing surveys, roof requests without photo/sample of shingles, etc).
 - Forms need to be sent to the ARB – not through the HMI portal. HMI will add our forms to the portal, but they still need to be sent to ARB.
 - You can email the requests or mail to PO Box
- **Compliance/Violation Update – Louie**
 - 172 letters of concern issued this year, 41 First notices, 15 Second Notices, 6 went to the lawyer

- Fine policy was successful with one home that was in neglect.
- Help with Violation Management is needed

Community Updates

- Volunteers are always welcomed and encouraged to participate in any committee
 - Holiday Decorating: Saturday, November 16th at 4:00pm in the park – open to all community members
 - Light Up Loma Del Sol Christmas contest will happen again this year
 - \$50 Publix gift cards will be the prize for the top three winners
 - Schedule garage sale for March 8th – moving forward second Saturday of March and October

Open it to residents for questions

- A resident asked who to contact when we see urgent issues (sprinklers for example). Directors will research a way to contact the directors without giving out their personal numbers (Google phone numbers).
- Arthur – questions about budget. What is in the storage unit? Paperwork, files, holiday decorations, garage sale signs, etc. What is included in Office expense? – mailings, paper supplies, printer ink, etc. We can see the budget but we haven't seen the actual expenses. HMI will add balance sheet to the portal so it is available to residents.
- Daniel – On street parking – created issues with cars needing to pass a parked car and almost collisions. Sometimes it blocks the street. County issue, HOA doesn't have jurisdiction. Call non-emergency police number if it is an issue. Possibly complete survey to allow parking only on one side of the street – county would complete and enforce. Cameras at the entrance? We have considered but it is very expensive. Daniel volunteered to assist and pull information. There is a lot more activity at night so cameras may be helpful. Neighborhood watch?
- Rick – thanked the board for their service and time.
- Roberta – Enhance the playground – kids don't have a place to play outdoor – GoFund Me Campaign? – could be done but has to be owner initiated – can't be driven by the board. Farmers Market/ Holiday Market – insurance issues – we held an event in the past but county shut it down.
- What's going on with the welcome committee? Non-existent right now. We had some momentum but need volunteers.

Meeting adjourned at 11:06am

Board Meeting following the annual meeting

- Louis Karellas will remain in President position
- Debbie King-Ferro will assume the position of Vice President
- Kim Keller will assume the position of Secretary
- Rachel Carlson will remain as Treasurer

Two residents followed up after to express interest in joining the board. We are currently in communication with them and expect to have a full board very soon. Thank you all!