Loma Vista Homeowners Association Inc. 5518 Loma Vista Drive E, Davenport, FL 33896-5006

**Annual General Meeting Minutes – January 25, 2012**

The meeting was held at Cagan Crossing Library and was opened at 6:06pm pm by David King

**Secretary Report**

* Minutes from the 2011 Annual Meeting were read by Jennifer Kibby.

**ARB Report**

* Lock for the pool and tennis court areas have been re-keyed. Keys are available from Joanne Sands. All Home Owners in good standing will receive the new keys.

**2011 Highlights**

* New Board Members replaced the Association Manager.
* The treasurer, Ken Emberton, has done an excellent job as the monies in our accounts are the highest to date.
* New website was established, [www.lvhoa.com](http://www.lvhoa.com). The secretary that was to maintain the site has now left the board and cannot maintain the site. However, another board member is looking over the maintenance.
* Pool lock had to be changed – new keys will be numbered and stamped “do not duplicate”. Home Owners in good standing will receive their keys.
* Loma Vista entrance sign was painted by home owners (Robert and Susan Harrington) which makes it stand out a little more with the “off white” around the sign.
* We re-contracted to have weed control in the common areas, treated and fertilized, which is making the common areas real nice.
* The annual fees have been recuced for the first time due to Ken Emberton’s dedication to our community.
* The front entrance was landscaped and has been the highlight of the community for this year with many compliments.

**Treasurers Report**

* Ken presented the Treasures report and proposed 2012 Budget. The highlights discussed were:
  + The 2011 actual spending was approximately 18% lower than the proposed budget.
  + Pool resurfacing due in 2012.
  + Current foreclosed homes is 5.
  + Homes not paid from 2011 are 3.

**Open Discussion**

* Home Owner, Bernadette, thanked the Board for their service.
* Home Owner, Karen, commented that the front entrance looks good
* Home Owner made suggestion to have homeowners purchase plants and have a community day to plant.
* Mention of website as .com or .org. It was discussed that it can be .com
* Home Owner mentioned the desire to have a weekend get together for home improvements and possible donations to children’s charities.
* Home Owner questioned the proposed 2012 budget and the legal fees. Advised it is needed as contingency in case something requires legal fees in addition to filing the liens for non payment of dues.
* Home Owner mentioned the garbage bin and limo of 5754. Advised we have contacted this home owner numerous times and advised the home owners they can do the same.
* Bus turn around was mentioned and the board is looking at moving the mailbox
* Pool pump was mentioned by Michael Eckersley as the law has changed regarding a variable speed pool pump.

Meeting was adjourned at 6:45pm.

Board Meetings are open and Association Members can attend but must advise one of the Board Members at least 24 hours in advance of the meeting if they have a topic they wish discussed.