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

**Annual General Meeting Minutes – January 13, 2016**

The meeting was held at Cagan Crossings Library and was opened at 5:41 PM by Dave King. 29 homes represented.

Board members present: Dave King, Mike Westfall, Jack Kibby, Jennifer Kibby, Karen Westfall, Joanne Sands

**Secretary Report**

* No open items were left from 2015’s meeting.

**Treasurer’s Report**

* 2015 income was $44,000. Actual spending of $39,000 included painting the wall along Ronald Reagan Parkway.
* Tennis courts were not done in 2015 due to problems with bids. We were still waiting on new bids.
* Many items such as power, pest control, insurance, and pool service were slightly under budget.
* The pool’s drain cap was replaced.
* Checking account balance: $87,000 as a reserve in case of emergency such as hurricane or other event.

**2016 Budget**

* Jack recommended an overall budget of $43,768, with no significant increase or decrease in budget items from the previous year.
* Capital Expense of the resurfacing of the Tennis Court is budgeted at $11,000.
* Cabana Repair is also to be reviewed this year.
* It was clarified that the Capital Expense fund is a separate account for maintenance such as pool resurfacing.

John Magnotti moved to accept the budget, Robert Harrington seconded

**Additional Items**

* Karen noted a new school, Citrus Ridge, was opening in the fall, and our neighborhood may be zoned for it. Polk County Schools scheduled a community workshop on January 21, 6–8 PM, at Horizons Elementary School.

**Open General Discussion**

* Jen Simon reported a trampoline in the front yard of a home on Hamlin Close Road. Joanne confirmed a letter has been sent.
* Other residents noted the same home’s fence was out of compliance, and there was also a hammock.
* Brad, of Loma Vista Loop, voiced concern with people not going through the stop sign at the end of Hamlin Close Road at Loma Vista Loop.
* Karen Guild, of Loma Vista Drive West, reported people aren’t stopping for buses, and not all buses are coming into the development.
* Darren, of Loma Vista Drive West, said the street lamp at the end of Mandarin Court has been going on and off.
* Darren added the fence behind his house separating Bella Toscana was fixed, requested that a photo and contact be emailed to the HOA board.
* Darren also reported kids are jumping the fence from Loma Vista, which may be why the fence is broken. Darren requested that letter be sent to Loma Vista Management companies so renters know.
* John Magnotti, of Hamlin Close Road, noted Loma Del Sol residents are making illegal turns.
* Jim Savage, of Mandarin Court, complimented the improvement of appearance overall after returning to the development.
* Discussion of keeping board members. Residents proposed possibly adding dinner for board members to budget. Board proposed having December meeting at a restaurant.

Motion to adjourn - John Magnotti approved, Mike Westfall seconded. Adjourned at 6:21 PM.