



Loma Del Sol HOA Quarterly Board of Directors Meeting

March 22, 2025 – 10:00AM - Polk County Sheriff's Office

www.ldshoa.org

Directors in attendance: Louis Karellas, Debra King-Ferro, Rachel Carlson, Kim Keller, Don Oakes, Dan Stone

Meeting Opening

- Motion to open the meeting called by Louie at 10:01 am.
- Pledge of Allegiance
- Kim read the minutes from the last quarterly meeting as well as the Emergency meeting

General Updates

- Assessments
 - Report from HMI indicates there are 26 delinquent accounts – most delinquencies are due to unpaid fines, not assessments.
 - 3 or 4 houses have not paid at all.
 - Foreclosure proceedings will begin on Monday for those who have not paid.
- Streetlights
 - No response from the county or Duke Energy regarding street light installations.
 - One light was installed on the west side then came to halt.
- Pine trees along Ronal Reagan were removed without prior communication to the Board.
 - Management company received communication that was “lost”.
 - Stumps were ground out.
 - Louie is exploring grant funding from the University of Florida and the Southwest Florida Management District for replanting.
- Board Member Education Certification
 - Board members need to complete certification and 4 hours of additional education each year.

- Certificates should be sent to Kim to be documented.
- Would like an all call and email list – Dan to work on seeing how that can happen tech wise

Treasurer's Update - Rachel

- February spending was around \$15,000 on bills, maintenance, and lawn care.
- Current bank account balance is \$99,000.
- Balance should last until November 1st.
- March expenses will be slightly higher due to retention pond cleaning.
- The association is "in the green", but barely.
- List of delinquent homes is available for review
- Request for a forecast from the finance committee to see where the association will land towards the end of the year.
- Goal is to ensure fiscal responsibility and avoid putting the ssociation in a financial hole

ARB Committee Report

- The ARB Committee meets every other Monday, with the next meeting on March 24th at 6 PM.
- There has been an influx of requests – mainly for fences, roofs, and paint.
- The paint color wheel has not officially changed, but requests outside of the actual colors have been approved if they're within the color scheme of what the neighborhood used to be (no pinks or purples).

Compliance Issues

- So far this year, 30 letters of concern have been sent.
- 11 first notices, 7 second notices, and 7 houses have been sent to the lawyer.
- Help is needed with compliance, as it cannot be done alone.
- The biggest problem is with trash cans, but the state laws complicate enforcement.
 - Focus is on ensuring lawns are edged, bushes are maintained, and dead trees are removed to maintain a presentable appearance.
- There are two vacant houses on the west side of the neighborhood in foreclosure. The attorney is aware and is working on the foreclosures.
- Another option is Association can hire contractors to maintain the properties and bill the homeowners.
- HOA dues are low compared to other subdivisions, limiting what can be done.

- **A formal compliance committee is needed.** Debbie has volunteered to be on the committee and as well as Rachel.
 - Members can remain anonymous.
 - Consistency in enforcement is crucial to avoid complaints of unfairness.
 - Consequences for non-compliance are necessary.
 - A fine structure is in place, allowing for fines to be issued after a series of warning letters. The third letter is accompanied by a letter from the lawyer.
 - The board now has the ability to issue fines, which was not possible before.

Grounds and Landscaping

- Gazebo repairs – a quote of \$5,300 was received for gazebo repairs, including roof and post fixes, repainting, and addressing rotten damage.
 - Motion to approve the repairs to the gazebo was made and seconded, as it was the least expensive quote from a licensed and insured local carpenter. *Home Improvements by Guy*
- Trees were cut down, causing \$2,500 in irrigation damage, which the tree company will cover.
- A new palm tree will be planted in April to replace dead palm on the west entrance, with landscaping enhancements planned for the area.
- Drain outlets on the east side of the neighborhood were cleaned, with the west side planned for next year to pace spending.
- Loma Del Sol entrance signs are deteriorating – chipping paint and falling tiles. Options are being discussed: 1. refacing current signs, 2. installing brand new signs, or 3. a combination of both. Ideas included covering the existing foundations with new facades or stucco and replacing the fourth wall with a less solid material.
 - **The Board will get quotes for the project.**
- Need to research funding and replacement options for the swing set due to its condition and liability concerns.
- Resident suggested a GoFundMe to help with improvements to the playground in the park. HOA cannot be part of that – possibly a community member though
- Dog owners NEED to use bags to pick up their dog's waste on Ronald Reagan Blvd.
- Resident sent letter to Board on March 5th and is following up. Creatures (rats) are coming out of palm debris. There are already 2 notices from Polk County. There are overgrown bushes, furniture on the side of the house, and undercover police are present.
- A resident picks up trash on the frontage of County Road 54 (Ronald Reagan) every Sunday. If a small committee could be formed to meet on Sundays prior to

the landscapers mowing on Monday and shredding the trash, it would be helpful. The chair of the committee would need to be a Board member. *Communication is needed to get word out to the community.*

Crime Stoppers

- Sherriff Grady Judd's suggestion is to call Crime Stoppers anonymously and **let them know you want Sheriff Grady Judd to be notified** if something is suspicious in the neighborhood. He will have officers out to monitor.

Meeting Adjournment

- Motion to adjourn the meeting at 11:01am, all in favor.
- Next meeting to be posted - considering a bi-monthly basis due to projects ramping up. Possibly meet on May 17th if the room is available. Kim will check for availability.