



Loma Del Sol HOA Quarterly Board of Directors Meeting

June 14, 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 10:00 am.
- Pledge of Allegiance
- Kim read the minutes from the last quarterly meeting

General Updates - Louie

- Board certification deadline is 7/1. Must be certified or registered for a course by this date.
- Certificate copies will need to be made available for view on the website. Will be creating a Directors page (biography, certifications, contact info., etc.)
- Continuing education course is available on Monday June 16th. It will count for all 4 credit hours.
- New state laws coming into effect this legislative session; will provide additional updates once determined how this affects the Association.

Treasurer's Update - Rachel

- Rachel went over the spreadsheet with financials.
- Landscaping is the biggest expense.
- Gazebos have been refurbished (\$6,000.)
- Spent \$21,000 during May. Currently we have \$57,000 in account until October.
- Currently right on schedule budget-wise

ARB Update - Rachel

- Meetings are every other Monday at 6 pm
- All residents are welcome to join us via Teams - no invite required just follow the link at ldshoa.org

- Lots of requests have been reviewed - many are missing information needed

Grounds and Landscaping - Louie

- We have a new contract with RightWay - start date is July 1st.
- Contract is for \$66,000. Duval countered at 64,000, but due to their workmanship it was decided to move forward with RightWay which is located in Haines City.
- Rachel voted and Debbie seconded motion to move forward.

Compliance/Violation Updates - Louie

- We can levy fines for 233 Via Del Sol Drive. House is currently in foreclosure. Property has been reported to the county.
- Failure to properly maintain lawn and landscaping (mowing lawn, trimming bushes, removing weeds, edging)
- Decision to issue fines at 233 Vial Del Sol - all in favor
- Outstanding lawsuit/impending fines settled for property on Loma Del Sol Drive.

New Items of Business:

- Discussed bid for refacing signs at both entrances (tiles, paint, and new letters)
- Currently a quote for \$3,600 was given for labor (cleaning, painting, and labor involved)
- Cost of letters would be \$5,000 for entrances
- Looking at \$10,000 for project
- Discussed frontage along Ronald Reagan
 - Removed 50 bushes and ground out 5 stumps at roots for \$1,400.
 - Need to remove about 80 more bushes
 - Would like to plant Crepe Myrtles and Magnolias in place of next year
- Decision made to keep 2025 assessments the same (\$300). Majority in favor, Debbie opposed
- Dan gave information on the possibility of getting a phone number for HOA. He is looking into an LDSHOA app as well. We will currently do a free trial with a phone at \$0.03 a message
 - would like to also send a magnet with all HOA contact information (phone #, address, website, email, etc)
- Holiday Fest and Light-Up Loma Del Sol – permit needed with the county to hold event. Need to explore details to make this happen.
- Street lights - no response from county and/or Duke energy

- Street Paving - Ronald Reagan is forecasted to be resurfaced in 2027, county will evaluate our roads around the same time to add to list.
- 2025 Elections - Rachel and Kim's term concludes; urged to consider renewing
- Executive Committee positions; anyone is welcome to sit on the executive committee; if someone has interest in a certain position, coordinate with the person holding that position to shadow/participate in these functions.

Open Forum

- Request to be more detailed when sending out compliance violations - suggestion was to just reach out to the Board and we can give more specifics, but also check HOA documents to clarify governing rules to lawn and landscaping maintenance.
- Resident concerned that if we have landscapers mow a community member's overgrown lawn that we may not see the money returned even if fined. Suggested Compliance Committee should be more strict and collect fines.
- HOA pays \$695 per month for accounting, collection of dues, and paying bills. We signed a year contract with HMI, but are now on a month by month basis.
- Concern that the curbs of entrances are black. Can we get them cleaned? Pressure is My Life is coming in July to clean them and we will check into possibly having them attend to the curbs as well.
- Tom (community member) said he would like to help work with Compliance.
- Discussed the light at entrance, but the county has assessed and does not think it is an issue. U-turns will still be allowed at light as well.
- Request we reach out regarding the engine braking from trucks traveling down Ronald Reagan as it's a nuisance to those living along Ronald Reagan. Louis will inquire if we can get a sign for no jake braking.
- Soliciting in neighborhood - not allowed, but still happening

Meeting Adjourned at 11:06 am