



# Annual Meeting and Elections

Saturday, November 1, 2025 – 10:00a.m. – Polk County Sheriff's Office

## Meeting Called to Order at 10:08

Pledge of Allegiance

Reading and approval of the minutes from previous meeting – Kim

## Board Member Election:

Don Oakes and Rachel Carlson's terms are up today. No other interest was expressed, so no election was needed. Rachel and Don agreed to stay in their seats. Seat 7 remains open. If any homeowner is interested in Seat 7, submit a letter of interest and professional resume to [LDSHOA@LDSHOA.ORG](mailto:LDSHOA@LDSHOA.ORG), and acknowledge you are willing to obtain all necessary certifications and comply with all requirements outlined in Chapter 720 of the Florida State Statutes.

## Regular Business:

### Treasure Report - Rachel

- Lorie our contact from HMI has resigned. Christine Plant is our new contact.
- As of September 30, the association had \$22,963.35 in the opening account and \$17,982.91 in the reserve account. The October financials will be completed when the October bank statements are received. Christine will start to email them to each Board member monthly.
- As of September 30, 2025, prepaid assessments totaled \$11,851.66
- 11 houses were sold
- 5 homeowners have been sent to an attorney as their dues have not been collected yet.
- Rachel has 24 pages of operating and income statements if anyone would like to see.
- Next year's budget starts today. Dues remain \$300 per household.

### Grounds and Landscaping - Louie

- Rightway Landscaping has serviced the community since June of this year and we are happy with their work.
- The 2 big expenses this year were refurbishing the gazebos as well as common area pressure washing at the entrances as well as the park area.
- In the 2026 fiscal year, there is a concern as our entry signs are looking worn. Expensive quotes for new letters and materials to refurbish the 3 entrance signs. Quotes from Sign Crafters out of Leesburg, as well as Guy Bittner, who did the gazebos. As for quotes, it looks like approx. \$12,000 project. Should we just paint for now? New signs might take a special assessment.
- Would like quotes on additional landscaping enhancements throughout the year and irrigation

- The east entrance clock area was hit by lightning. At this time we don't need to replace the clock, as it may have just affected the modules. Once they replace the modules, which some were under warranty, we will know for sure if that will fix the problem. Lights at the east entrance were also affected as well as mini transformer in the middle island that light up the magnolias.

## **Architectural Review Board - Rachel**

- ARB meets every other Monday. Rachel is usually the only one in attendance. Please feel free to join her. Link on website.
- Homeowner has requested a metal roof. It is not listed in bylaws as you cannot have a metal roof, but if it is in the bylaws that you need to use a certain material we need to look into it more. The request was not submitted with a particular picture of what the roof would look like. Does it look like a shingle? Do Florida revenue laws and 720 allow it? Is it a covenant we have that is unenforceable? A request was made that the property owner come to the next meeting. As of now, this is not approved until more information is gathered as we check Chapter 720 of the Florida Statutes.

## **Compliance/Violation Update - Louie**

- Violations issued for FY25
- 110 Letters of Concern
- 45 First Letters
- 12 Second Letters
- 15 to attorney
- 233 Via Del Sol is currently under HOA supervision and maintenance at \$150 per month until sold at Auction. The date of the auction will be provided soon. Currently Rightway Landscaping is keeping up with its landscaping.
- HOA cannot enforce trash cans as Chapter 720 supersedes HOA bylaws.
- Board members need to keep up with continuing certification, and Louie will let the board know when classes are offered.

## **Community Updates**

- All current directors are certified. Certifications are available to view on the website.
- Alert LDS is now live - thank you Dan Stone. Please visit [LDShoa.org](https://ldshoa.org) to sign up on the home page if you are not already enrolled. (contact information was provided to HMI, HMI provided to us) We are still trying to find out if everyone who has signed up is receiving notifications. Some homeowners asked about email and currently Dan and board are looking into updating the community by text, phone, and email in the near future. Communication is in the works as we are working hard to keep the community informed.
- Holiday Decorating and Light Up Loma Del Sol are to take place again this year.
- Street lighting was supposed to start on October 20th. Louie received a call from Darrell at Duke Energy who gave us the start date. Currently, we have not heard from Darrell or Duke Energy since. Louie tried to contact to no avail.

## **Residents Questions/Concerns:**

- Traffic lights at the west entrance sequence are a concern. Louie has asked the county to reevaluate the light and to put markings at the entrance, so there are two distinct lanes.
- Truck brakes noise on Ronald Regan is a problem. Maybe if we collaborate with Loma Vista, West Haven and Bella Toscana, we might get the county to do something about it. If anyone knows contacts in those communities, we would like to pull together to see if the county will listen and do something about it.
- Security on HMI website concerns. Christine is very responsive.
- What about landscaping along Ronald Regan? Louie got a quote for \$20,000 for adding new landscaping which was essentially Crepe Myrtles and Magnolia trees. We are open to ideas. Irrigation is a problem as we need more in order to sustain plants, so they thrive. Heather suggested drought native-friendly plants.
- A few residents said they got letters from the gas company that they were replacing meters. A red tag will be placed on your door to set up a time. After 3 attempts they will do it without you at home, but they will shut the gas, and you then would need to call them to turn it on again.

**Meeting adjourned at 10:43**