



## **Loma Del Sol HOA Quarterly Board of Director Meeting February 14, 2026 - 10:00AM - Polk County Sheriff's Office**

**Directors in attendance:** Louis Karellas, Dan Stone, Rachel Carlson, Kim Keller, Don Oakes

**Directors not in attendance:** Debbie King-Ferro

Louie called the meeting to order at 10:04 a.m.

Pledge of Allegiance

Kim read the minutes of the last meeting

### **General Updates - Louie**

Loma Del Sol was a success. Signs were put in the winner's yards this year. Suggestion to post next year's winners on Loma Del Sol's website

Water restrictions in place due to drought - Polk County enforces mandatory once-per-week lawn watering from Feb. 8, 2026, through July 1, 2026.

- May only water one day a week either morning or night - specific days you can water are specific to your home address.
- Park and common areas are watered on Fridays in the mornings

There was a fatal accident at the west entrance - Louie reached out to the county again regarding the dangerous intersection. Louie requested community members also send emails requesting the light and intersection to get checked for safety. Louie will give contact information. We are unincorporated, and the county does not put a focus on what is happening in unincorporated Davenport. Hoa has been and is trying to do something to no avail

Trying to get the Facebook Loma Del Sol group going again. Sign up and invite others to do so, too.

Community members have reached out asking what we will do if ICE comes into the neighborhood - the HOA response is that HOA has no authority over that.

### **Treasurer's Update - Rachel**

Community resale market going strong - home values have stability and long-term appeal

- 8 homes with active listings mid sales price in 400,000
- Lower HOA fees compared to surrounding communities at \$300.00 a year! Makes Loma Del Sol stand out. No short-term rentals make this a stable, primary-residence environment. High buyer appeal due to location, community character, and consistent maintenance standards.

Financial summary - 2025-year end

- Operating Financials - The association ended the year with higher-than-budgeted operating expenses, due to community enhancements and essential maintenance.

Total Operating Expenses (YTD): \$34,567.13

Budgeted Expenses: \$19,400.12

Over Budget By: \$15,167.11 (landscape improvements/maintenance/irrigation)

- Repairs, holiday decorations, storage, and website services  
*\*Remember this keeps our value of the homes and community up*

- The association maintains a strong cash position with fully allocated statutory reserves.

Operating Cash Balance: \$62,239.68

Statutory Reserves: \$17,982.91

- Almost 20% of people are currently in the rears with dues.
- Letters are going to those negligent in their dues by certified mail.
- Will work with our attorney and take them to court. Currently five are with an attorney now with dues behind at \$500 and higher

Overall, the community remains financially stable, market-competitive, and well-positioned, entering the new year.

### **Grounds and Landscaping - Louie**

- Still in a drought, but landscaping along Ronald Reagan is still a priority. We are going to keep the bushes that are alive and replace the ones that have died and have gaps.
- The irrigation between the east and west entrance is not working and currently due to budget we will have to do the work in phases
- We use RightWay landscaping now and they are doing nice work and the costs are reasonable.

### **Compliance/Violation Update – Louie**

Propose to levy fines to the following properties:

*\*3 properties; please reach out to the board for further details*

Motion to pass all board in favor

Several other properties are a concern, but due to drought not pursuing now.

- Looked into whether we could have metal roofs in our community - the state of Florida states we cannot deny homeowner putting on a metal roof, but HOA can dictate what it looks like

### **New Items of Business:**

- State of Florida providing free entry to state parks and facilities February 13-16<sup>th</sup>
- America 250 Florida - Statewide Celebrations for the Sesquicentennial
  - Ideas for how our community can participate:
    - Gathering or movie in the park
    - Farmers Market and/or Food Truck(s)
    - Would need a subcommittee to help coordinate this effort
- Garage/Yard Sale Dates:
  - Consistently plan for the second Saturday of March and October
  - This year: March 14<sup>th</sup> Spring yard sale and October 10 for fall yard sale

### **Open Floor for Questions/Concerns**

- HOA text messages - about 2/3 of community have opted into
- We cannot have a HOA BOARD credit card all financials will go through HMI
- Soliciting is coming a problem - call county
- Digital board in park for information an idea

**The meeting adjourned at 10:48 a.m.**