



**Loma Del Sol HOA Quarterly Board of Director Meeting
June 27, 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 meeting to order at 10:01 am

Pledge of Allegiance

Kim read minutes of last meeting

General Updates - Louie

Thank you committee members for working at Market in the Park to celebrate the 250th birthday of America - Dan and Amy Stone, Lisa Sharpe, Sonya Oakes, Elizabeth Real, and Kim Keller.

Dan: Magnets were created. Did not come in time. We were credited back the money for them as they did not come on time for Market in the Park. We will mail them out with yearly assessment letter

Treasurer's Update - Rachel

Summary of the financials. It's a 20 page packet if anyone wants to look at it.

Expenses month of may came to under 12,000

Current balance over 32,000

The association's financials are available on the owner's portal, and all financials are transparent.

ARB - Rachel

Shout out to Dan for creating a digital request form on the website. You are able to upload pics and all. It has sped up the process significantly.

There is one ARB application still outstanding

The board discussed the need for surveys and paint color approvals.

ARB meets every other Monday.

Grounds and Landscaping - Louie

Burn ban lifted.

Water restrictions in place until possibly October 1st.

Rightway proposal: To replace dead palms with dwarf magnolias is presented with a total cost of \$7000. Will wait to do it now due to water restrictions.

Compliance/violations - Louie

Three fines carried out due to negligence

One going into foreclosure from the mortgage holder. No communication from owners
6 loans have been issued

2 foreclosures implemented; more in process.

The board discusses the need for better enforcement of compliance, including the possibility of contracting Rightway to do upkeep. Try to come up with a plan at the annual meeting.

New Items of Business:

Frontage on Ronald Regan regarding information on a sound wall - Polk county was no help

FDOT communicated regarding a soundwall - still in discussion stages

Sound study to be scheduled and more to come as we hear from engineers

The state may cover up to \$64,000 of expenses, but how much does it actually cost....

Route we are going

Dead bushes will continue to be coming out

ASSESSMENTS were \$250 for 25 years and we raised it by 50 three years ago

Expenses are increasing for our community as we have:

- Original irrigation
- Gazebos never more than painted
- Community is aging

The board discusses the need to increase assessments for 2027, with proposals ranging from \$380 to \$450.

Discussion of pros and cons and possible discount for paying early to be explored for next year

Motion to approve dues to be \$400. All approved.

11:01 Louie motions to close the meeting - all approve



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