

SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
BUSINESS MEETING
March 6, 2025
6:00 P.M.
LOCATION: COMMUNITY BUILDING

Board Members Present:

Dan Borba, President
James LaLonde, Vice President
Jed Lowry, Treasurer
Janice Burke, Secretary
John McGilvery, Director at Large

Also in attendance was Keith Phillips - Ameritech Manager.

President Dan Borba called the meeting to Order at 6:00 pm

Manager's Report:

1. Financials were mailed on 3/6/25
2. Collections / Delinquent accounts
 - With the attorney - 1
 - 90 + days delinquent - 1 account
 - 60 + days delinquent - 7 accounts
 - 30 + days delinquent - 6 accounts
3. Compliance:
 - Weekly inspections and Board Workshops on Wed. at 9:00 am.
 - Violations being conducted the 1st Wed. of the month.
4. Bids / Proposals / Completion
 - Shut Off Valves - 4 being scheduled
 - Meeting with Chris Behr to complete Painting Spec. (Thursday 3/13 at 8:30 am)
 - Waiting on 1 bid for Pool resurfacing
 - Meeting with Simmons to look at Drainage
 - Hughes inspections - no visible pests
 - Seawall - being worked on
 - Washing Machine fixed
 - Roof Leak completed

- Street lights on Portree - ordered extra light bulbs
 - Pressure Washing completed, except fences
5. Homeowner concerns
- Violations: Weeds - Parking - Sidewalks

Financials: Jed Lowry

- The Income Statement and Balance Sheet from the end of February will be posted in the web-site.
- To date, the total operating funds cash available is \$153,713 dollars and change.
- We moved \$211,000 dollars to reserve CD's at a 3.95% int. rate, giving us a total of \$211,631 dollars.
- We have \$8,575 dollars in delinquent fees. That's the highest that has been in the last two or three years, and most of it just happened this past month.
- Once we post the financials in the web site, for those who actually track it, it will seem that we are in the red, but because we have pre-paid insurances, we are still running in the black.

Dan Borba asked for a motion to accept the Financials Report.

MOTION: Janice Burke made a motion, seconded by Jim LaLonde to accept the Financials Report.

VOTE: Motion carried unanimously.

Meeting Minutes for February 6, 2025

Dan Borba asked for a motion to accept the minutes for the February 6 meeting.

MOTION: After hearing one correction called by Jim LaLonde, Jed Lowry made a motion, seconded by John McGilvary to accept the minutes for the February 6 meeting, as amended.

VOTE: Motion carried unanimously.

OLD BUSINESS / UPDATE

- **Seawall:** The seawall is under construction. The job is not paid by the day, but by the project.
- **Stormwater Drainage Update - City date for Residents meeting**

On February 12, this Board of Directors along with the Ameritech Manager, Keith Phillips had a meeting with the City Manager, Assistant City Manager, the City Engineer and two other City Staff Members at our Club House. Following the meeting, we walked the Property addressing the problems that many residents faced a cause of the stormwater that flooded our community during the last hurricane season.

The City is going to schedule a meeting with the residents some time during the first two weeks of April. Once we have the date, the residents will be notified.

We invited members of the Board of the Dunedin Palms HOA to our workshop this past Wednesday to discuss stormwater issues affecting both properties. As a result, we learned from them that they believe that the weir located between the Dunedin Palms property and Dunedin Middle School is on school property and is controlled by the City of Dunedin. The Skye Loch Villas Board is following up with the City of Dunedin for confirmation of this information.

- **Rules and Regulations Committee Update**

The committee is in place, and they will share with us in April.

NEW BUSINESS

- Board is seeking new proposals:
 - a. Community Building Soffit / fascia replacement: We received one bid, but if we do not have at least two bids we can't move forward.
 - b. Drainage between Skyloch East and Portree, just north of Dunvegan: Received one bid, waiting for another.
 - c. Proposal for new laundry vendor: We received one bid and we are waiting on a second bid.
 - d. Swimming pool interior acid wash and resurfacing: We contacted two contractors. We received one bid and are waiting on a second one.
- Future capital expenditures / Other projects:
 - a. Side walks repairs
 - b. Seal coating of the streets
 - c. Seawall, especially the wooden side
- Other issues of interest:
 - a. About leaves, during the winter months, the lawn crew comes once every two weeks. One week they mow and the next week they

collect. Yard debris other than the leaves are the owners' responsibility.

- b. Thank you to the Social Committee. They put three major events during January and February: The Chili Cookout, the Flea Market, and the Brown Bag Auction. Between those three events, more \$2,600 dollars were collected by the Social Committee.

President Dan Borba opened the meeting to commentaries or questions by the residents.

UPCOMING ACTIVITIES

- Coffee Time - Second and Fourth Tuesday of the month
- "Show Me the Money" - Tuesdays Evenings at 6:30 pm.
- St. Patrick's Day Party - Sunday, March 16, at 4:00 pm

Adjournment:

The meeting was adjourned at 6:42 pm

Respectfully submitted:

Stella Moya
Recording Secretary