

**SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**BUSINESS MEETING**  
**April 3, 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 were David Espino and Nichole Moore - Ameritech Management.

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

**Manager's Report: Ameri-Tech**

1. Financials have been mailed
2. Collections / Delinquent accounts
  - With the attorney - 1
  - 90 + days delinquent - 2 accounts
  - 60 + days delinquent - 2 accounts
  - 30 + days delinquent - 2 accounts
3. Bids / Proposals / Completion
  - AWO will be out next week to install fishing line over the pool to prevent birds coming over the pool.
  - AWO is coming out to clean the gutters by the pool and clean around both dumpsters.
  - We currently have the handyman looking into:
    1. 913 South hose leak
    2. Bid to open weir
    3. Pressure wash south dumpster and replace 3 fence panels.  
He has to revise his quote for rock wall
  - We have two companies and Bob Kelley from Ameritech coming to look at the hole in the wall near the sewer line. We have to update on that.

## **Financials: Jed Lowry**

As today, being only the 3rd of the month, we don't have a good draft of the financials. We still haven't received all the March bills, and we have residents that are not sending their checks exactly on the 1st or on the 2nd of the month because they have to wait for their pensions or social security payments to clear in their bank accounts. As soon as we have the March numbers we will post them on the web-site and the residents will be notified.

President 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: Stella Moya**

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

**MOTION:** Janice Burke made a motion, seconded by Jim LaLonde to accept the minutes for the March 6 meeting.

**VOTE:** Motion carried unanimously.

## **OLD BUSINESS / UPDATE**

- **Seawall Update:** The seawall is nearing completion.
- **Stormwater Drainage Update:**

The City Manager, the City Engineer and other City Staff members will meet with the residents next Wednesday, April 9, at 9:30am here at the Club House. There is going to be a presentation by the City, followed up with questions and answers and comments from the residents. The residents who want to ask questions will have to fill in a 3x5 card with their name and address. We will keep the cards in the order that are received. To keep things moving along, residents will have three minutes to ask questions, and we won't have repeated questions. We invited two representatives from the Board of the Dunedin Palms.
- **Rules and Regulations Committee Update:**

Committee's Proposals received as today:

1. To shorten the time of enforcement of violations process since at present is too long.
2. Amend the by-laws for the nomination process for the directors of the Board. Nominations will close in December. Anyone named at the December meeting can appear on the ballot.

## **NEW BUSINESS**

As we all know, in order to move forward completing projects, we need to have received two bids. For the following projects we have received only one bid, and we are waiting for a second one.

- Drainage between Skyloch East and Portree
- Community Building Soffit / fascia replacement
- New laundry vendor
- Swimming pool interior acid wash and resurfacing

## **UPCOMING ACTIVITIES**

- Coffee Time is on the second and fourth Tuesday, but it will change to once a month in May.
- “Show Me the Money” will run every Tuesday evening at 6:30pm through the end of April.
- Spring Fling is on Saturday, April 12 at 4:00pm
- Next week will be our semi annual palm tree trimming that we do in the spring and in the fall. It will be either Tuesday or Thursday, depending on the weather.

## **Comments from Owners**

### **Adjournment:**

The meeting was adjourned at 6:22 pm

Respectfully submitted:

Stella Moya  
Recording Secretary