

SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
BUSINESS MEETING
BUDGET ADOPTION MEETING
November 06, 2025
6:00 P.M.
LOCATION: COMMUNITY BUILDING

Board Members Present:

Jed Lowry, President - Treasurer
John McGilvary, Vice President
Janice Burke, Secretary
Dan Borba, Board Member
Cheryl Romeo, Board Member

Also in attendance are Keith Phillips, Ameri-Tech Manager, and Rosie Maisonet, Ameri-Tech.

President Jed Lowry opened the meeting at 6:01pm

1. Certify Quorum of Board:

At the Draft Budget meeting on October 17, our organization of trustees went into re-organization because of reasons of resignations and removals. At that meeting, Cheryl Romeo, who lives on Portree Dr. became a Board Member to fulfill James LaLonde's position. Since Dan Borba resigned his position as President, Jed Lowry was elected President, with John McGilvary as Vice President. These positions will remain in place until our next elections date, on January 8, 2026.

2. Proof of Notice of the Meeting:

The mailing that the owners received, which includes the Proposed Budget for the 2026 fiscal year serves as proof of notice of the meeting, as mandated by law.

3. Board Approval of 2026 Annual Budget:

Keith Phillips proceeded to read the Budget Proposal, which all residents should have received. Keith read it line by line, explaining in detail each of the Operating Expenses and comparing them with the amounts exhibited in the current year's Budget. Keith also explained the changes in the

Reserves for 2026, and he announced that the HOA Maintenance Fee for 2026 will be \$320 monthly, per household.

Jed Lowry asked for a motion for the approval and adoption of the Proposed Budget for 2026.

MOTION: Dan Borba made a motion, seconded by Janice Burke for the approval and adoption of the Proposed Budget for 2026.

VOTE: Motion passed unanimously.

4. New Business:

- **Pool Service:** Three bids were presented:

1. Pool Troopers - \$645
2. Artistic Pools - \$925
3. Patriot - \$600

Jed Lowry asked for a motion to proceed to the selection of a pool service company.

MOTION: Dan Borba, seconded by Janice Burke, made a motion to contract Pool Troopers to service our pool.

VOTE: Vote passed unanimously.

- Hopefully, the new pool company will start their services at the beginning of 2026.

- **Lawn Service:** Because of the displeasure of the neighbors with the current lawn service company, the board has been asking for new bids. The submitted bids range between the sums of \$40,000 and \$50,000. We will continue discussions during the December meeting to decide if we will have a new lawn service company starting in January.
- **The Rules Committee** submitted the final review to the Board. The Board has passed three recommendations from the Rules Committee to the lawyer. Before we can have a public meeting in which the community can weigh in on the proposed changes, we have to make sure that those changes are not in violation of the State Law. The lawyer says that everything is within Chapter 720 of the State Statute, governing HOA's. We need to have a public meeting, in which everyone will receive a copy of the proposed changes. After closing that meeting, we have to wait two weeks and then send another mailing to the owners. After that, we can have a vote. We need that 66% of the members voting be affirmative votes, which is the threshold required by law for this decision to pass.

Further discussions will happen in mid December, but the vote will probably won't happen until January.

- **Villas' Painting:** Part of the December Agenda will be to choose a new painting contractor. Due to the diligence of the owners in paying the dues on time, all the 168 villas will be painted at once. We estimate that the painting will happens from sometime in January to the end of April. Once we have more information, we will pass it along.
- **Cable TV** fee went down, thanks to negotiations with Spectrum. The WiFi is going to be faster - 600 Mbps. We will have more channels and eight streaming channels. Before December we will receive a letter from Spectrum explaining how to install those apps.
- **Dunedin Commons:** The parking lot to the right hand side from the Bowling Alley belongs to the same proprietors of the Commons. They are planning to build more apartments on that space. The reality is that we can't put more water because our water shed is full. Considering building more apartments is ridiculous. The only way for those parts to drain is through Skyloch Villas. There is going to be a City Storm Water meeting on November 18 at 5pm at the Dunedin Community Center. This is an opportunity to talk about our flooding problem. We are not in the Agenda, but we can exercise our rights and address the problem during the Public Input Agenda item.
- **Parking:** no one has permission to park 2 vehicles in the green space.
- **Informations:**
 - On November 17 we will have a meeting about a couple of neighbors that have incurred in some violations.
 - The Beautification Committee is also meeting on November 17.
 - The Board of Directors meeting for January, because of the New Year's Holiday will move to the following Thursday, January 8, but it will be at 7:00pm.

UPCOMING ACTIVITIES

- Coffee Time is on the second and fourth Tuesdays of the month, but our first Tuesday breakfast is cancelled because of Veterans' Day. The next breakfast will be on November 25 at 9:00am.

Comments from Owners

Next Meeting:

Jed Lowry announced that the next meeting of the Board will be held here on Thursday, December 4, at 6:00pm.

Adjournment:

The meeting was adjourned at 6:43 pm

Respectfully submitted:

Stella Moya
Recording Secretary