

SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
BUSINESS MEETING
December 4, 2025
6:00 P.M.
LOCATION: COMMUNITY BUILDING

Board Members Present:

Jed Lowry, President / Treasurer
John McGilvary, Vice President
Dan Borba, Board Member
Cheryl Romeo, Board Member
Janice Burke, Secretary (on Zoom)

Also in attendance is Andrew George, Ameri-Tech Assistant Director of Operations.

President Jed Lowry called the Meeting to Order at 6:00PM

Manager's Report: Jed Lowry for Ameri-Tech Manager Keith Phillips

1. Financial

Financials have been mailed on November 17. The October financials are in the website. Since today is only the 4th of the month, the November financials wouldn't be completed by now. At the time when the October financials were completed, our budget was in the black. At this time it looks like we are in the red, but we still have two months before the end of the year, on December 31.

2. Collections / Delinquent

- With the attorney - 2 accounts for the amount of \$6,020 dollars still owed to the Association.
- 90 + days delinquent - 1 accounts
- 60 + days delinquent - no accounts
- 30 + days delinquent - 3 accounts

3. Compliance

- Weekly inspections and Board workshops on Wednesdays at 9:00 am.
- Violations - being conducted on the 1st Wednesday of the month.

The rest of this report is already on the Agenda, and the Board will speak about each of the items as we get to them.

- **Meeting Minutes for May 1, 2025: Stella Moya**

President Jed Lowry asked if there were any additions or corrections to the minutes. Hearing no corrections, Jed Lowry asked for a motion to accept the Minutes for the May 1, 2025 meeting.

MOTION: Dan Borba, seconded by John McGilvary made a motion to accept the minutes for the May 1, 2025 meeting.

VOTE: Motion carried unanimously.

- **Meeting Minutes for October 17, 2025: Dan Borba**

President Jed Lowry asked if there were any additions or corrections to the minutes. Hearing no corrections, Jed Lowry asked for a motion to accept the minutes for the October 17 meeting.

MOTION: John McGilvary made a motion, seconded by Cheryl Romeo to accept the minutes for the October 17, 2025 meeting.

VOTE: Motion carried unanimously.

- **Meeting Minutes for November 6, 2025: Stella Moya**

President Jed Lowry asked if there were any additions or corrections to the minutes. Hearing no corrections, Jed Lowry asked for a motion to accept the minutes for the November 6, 2025 meeting.

MOTION: Cheryl Romeo made a motion, seconded by John McGilvary to accept the minutes for the November 6, 2025 meeting.

VOTE: Motion carried unanimously.

OLD BUSINESS / UPDATE

- **Seawall Update:**

The seawall has not been inspected by the City, and the work hasn't yet arrived to completion because of damages produced by the contractor to individual villas that he didn't repair, as he was supposed to. After several months trying to chase the contractor down, under legal counsel we decided to pace the work. In the mean time, the board decided to retain \$13,000 from payments owed to the contractor, and proceed ourselves to repair the individual villas that were damaged during the construction of the seawall. All the damages to individual villas will be compensated.

- **Stormwater Advisory Committee (Dunedin Commons):**

There is no plan from the City to start the review process. It would be advisable for the residents to participate in the storm water public meetings scheduled by the City. The main issue is that since all the storm water has to run through our draining ditches, we need the City's financial commitment to create a new drainage down on Patricia Ave to help re-direct the water away from our villas. We will announce when those public meetings happen. Additionally, we need to express our opposition to the construction of more apartments by the Dunedin Commons, when the reality is that our water shed is already full.

- **Spectrum:**

Some time in December, a letter from Spectrum will be mailed to all the residents to explain how to access the new apps and channels added to the service. December 30 is the start of the new contract.

- **Rules and Regulations Committee Update:**

- a. All residents will be getting two mailings. One is for the annual meeting on January 8, at 7:00pm, and the other mailing is for a meeting on December 18, at 6:00pm in which there will be an open forum on the proposed Rules / By-Laws. Everyone will be able to weigh in on whether to accept those rules or not. After this, there will be another mailing to invite the residents to a meeting on January 22 to vote on the new rules and regulations. The threshold required by law for these new rules to pass is 66% of votes.
- b. As per recommendations by the Skye-Loch's Code Enforcement Committee to this Board, 3 villas' owners that did not comply with the violations that they were cited for will each be fined \$1,000 dollars.
- c. We also towed one car that was in violation with the parking regulations. Each villa is allowed to have two vehicles per villa. The green spaces are for your second car, and only one of your cars is allowed to park in there.

NEW BUSINESS

- **Painting Contract and Paint Colors:**

On the website, we have listed 4 contractors that remitted bids for the painting of the villas job. All of them offered to do the job at once, or during the same year, or during a period of three years.

1. American Painters \$214,536 (same price whether is in one year or in three years)
2. Island Painting Co. \$234,300

3. Bayshore Painting \$220,000
4. Lowe's Painting Co. \$150,500

All contractors said that they can start after the Holidays and will complete the job by April 2026.

President Jed Lowry asked for a motion to vote on selecting one of these companies to do the painting job of the villas.

MOTION: Dan Borba, seconded by Cheryl Romeo moved to engage Lowe's Painting Company to start the painting of the Skyloch Villas ASAP.

VOTE: Vote passed unanimously

Kevin Murphy, on behalf of the Beautification Committee presented the skim of colors selected and the map showing which villas would get which of the colors.

Colors are scattered around because we don't want too many villas of the same color. Sections of adjoined villas will get the same color. It will be up to the Board to decide which colors to choose for each section.

Out of 7 colors presented, the Board picked 3 colors:

1. Sunset Drive
2. Chinese Jade
3. Rain Dance

All the villas will get a white paint trim.

President Jed Lowry asked for a motion to approve the three colors selected by the Board.

MOTION: Dan Borba, seconded by Cheryl Romeo moved that the Board select Sunset Drive, Chinese Jade, and Rain Dance to be the colors to paint the villas, with a light trim.

VOTE: Motion passed unanimously.

• **Lawn Contract:**

Six contractors remitted bids to service the lawns of Skyloch Villas:

1. Pedro - \$1,800 per month, but he was disqualified for lacking contractor's credentials.
2. Russell - \$4,545.00 per month; 42 total visits; \$54,540 annually.
3. Ginkgo - \$4,250 per month; 38 total visits; \$40,375 annually.
4. Swingle - \$3,895 per month; 40 total visits; \$46,740 annually.
5. Lawn Bros. - \$2,400 per month; 40 total visits; \$28,800 annually.

6. Lawn Rangers - \$2,500 per month; 36 total visits; \$30,000 annually.

Additionally to the cost of lawn services, we pay Jim Simmons \$2,700 for trimming the palm trees, and \$5,500 for trimming the oak trees.

President Jed Lowry asked for a motion to vote on selecting one of these companies to service the lawns of Skyloch Villas.

MOTION: Cheryl Romeo, seconded by Dan Borba moved to contract Lawn Rangers Co. for \$2,500 a month; 36 total visits; \$30,000 annually to start the lawn services of Skyloch Villas.

VOTE: Vote passed unanimously.

- **Introduction of Candidates for Board Elections:**

1. Janice Burke presented her qualifications and expressed her interest to be re-elected for another year to continue serving on the Board.
2. Denise Lubinski: she has been a full time resident for 2.5 years to this date. She has a background in banking and she has experience in being part of different Boards throughout her career. She wishes to helping residents with their problems and violations.
3. Brenda Waggoner moved to Skyloch Villas in 2015 and she is planning to become full time resident. She has a background in the medical field. After retiring, she enjoys volunteering and she has served as a Volunteer Fire Fighter and in the Red Cross among other organizations.
4. Jed Lowry has been a resident since 2010. He has a background as Inspector of Properties nationwide and abroad, and he is a Navy Vet. Jed resides here 7 months a year. He has been on the Board for several years.

- **Future Meeting Dates:**

- Open Forum on the Proposed Rule/By-Laws: December 18, 2025, at 6:00PM.
- Annual Meeting and Election of Board Officers: January 8, 2026 at 7:00PM.
- Voting on the Proposed Rule/By-Laws changes: January 22, 2026 at 6:00PM.
- Board Business Meeting: February 5, 2026, at 6:00PM.

UPCOMING ACTIVITIES:

- Coffee Time is on the 2nd and 4th Tuesdays of the month.
- Dunedin Cares is collecting non perishable food. Please, drop non-perishables at the kitchen.

Comments from Owners

Next Meeting:

Jed Lowry announced that the next meeting of the Board will be held here on Thursday, January 8, at 7:00pm.

Motion for Adjournment: John McGilvary, seconded by Cheryl Romeo moved to adjourn the meeting.

Vote: Motion carried unanimously.

The meeting was adjourned at 7:09pm

Respectfully submitted:

Stella Moya
Recording Secretary