

**SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**February 5, 2026**  
**6:00 P.M.**  
**LOCATION: COMMUNITY BUILDING**

**Board Members Present:**

Jed Lowry, President  
Dan Borba, Vice President  
Janice Burke, Corporate Secretary  
Cheryl Romeo, Director at Large

Also in attendance tonight are Keith Phillips and Beverly Neubecker, representing Ameri-Tech Management.

**1. Call to Order:**

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

**2. Manager's Report:**

Keith Phillips introduces Beverly Neubecker as the new Manager for Skyloch Villas, since Keith is taking up on other position within Ameri-Tech.

Financials Report by Beverly Neubecker:

- Our annual meeting was completed by Keith Phillips on January 8.
- Financials were emailed to the Board on Jan 15.
- Property was walked yesterday, February 4.
- Pool report was fully processed with Pools Troopers and reports are being delivered.
- Fence repairs at the corner of Portree and Beltrees are in the process of being located for the responsible party.
- Several violations were completed on that walk through and will be provided for the Board.
- No new violations have been reported.

**3. Financials:**

Because today is February 5, financials are not completed, but we can give some information on the estate of financials by the end of 2025:

- On December 31, 2025, we had \$127,404.97 in the Cash account, and \$27,489.55 in the Operating Savings account, giving us a total of \$154,894.52 in available cash.

- In Reserves Funds, we had a total of \$240,950.31.
- Total delinquencies: \$8,907.00
- We had 2 villas' owners at the lawyers for payments.
- Waiting on 156 Portree which was sold at an auction for \$60,000. We are now in the process of finding a way through the legal system to the right to recover some of the fees and dues owed by the previous owner.
- Pre-paid assessments are fees that some residents pay in advance. We have \$22,138.01 in that account.
- We have finished on the red, unfortunately, with a deficit of \$5,730 over the proposed budget. The main reason for that was our water bill and lawns' maintenance bill.
- All finances are in the Skye Loch website.

President Jed Lowry asked for a motion to approve the Financials Report.

**MOTION:** Janice Burke, seconded by Cheryl Romeo make a motion to accept the Financials Report.

**VOTE:** Motion passed unanimously.

#### **4. Meeting Minutes for December and January:**

President Jed Lowry asked for a motion to approve and wave the reading of the December 4, 2025 and the January 22, 2026 minutes.

**MOTION:** Dan Borba, seconded by Janice Burke move to approve and wave the reading of the December 4, 2025 and January 22, 2026 minutes.

**VOTE:** Motion passed unanimously.

#### **5. Updates:**

- Several emails have been sent to give notice that the beginning of the painting of the villas is February 16.
- The schedule has been sent to the residents.
- The complete job is estimated to be finished in about 8 to 10 weeks, provided the weather is good. However, it may even take up to 12 weeks, but everything should be painted by the end of April.
- Residents will be notified 72 hours prior their villas are painted to remove objects from the walls like address numbers, mailboxes, etc.
- Tomorrow the residents will receive an email with the new verbiage on the Enforcement rule that came out during the Open Forum. The only

proposed rule that was changed is the one on Enforcement. The other two proposals have not changed.

- The ballots to vote on the three proposals will be put out on the mail tomorrow as well.
- The ballots will be counted on February 19 at 6:00PM in the Community Room.

**6. 2026 Committees:**

The good folks who serve in the Beautification Committee and the CEC Committee are continuing, and some time in February, Dan Lajoie and Jim Clarke will make an effort to re-initiate Bingo. This will be an additional Committee. The first week will be open for Skyloch residents only, and after that we will invite our good neighbors from Dunedin Palms. It will be by invitation only, with not advertising.

**7. Comments and Questions from Owners about the painting job**

**8. Future Meeting Dates:**

- February 19, 2026, 6:00PM, Counting of Votes on the Proposed Rules changes.
- Thursday, March 5, 2026, at 6:00PM, Board Business Meeting

**9. Adjournment:**

President Jed Lowry ask for a motion to adjourn the meeting.

**MOTION:** Dan Borba, seconded by Cheryl Romeo move to adjourn the meeting.

**VOTE:** Motion passed unanimously.

**The meeting was adjourned at 6:32PM**

Respectfully submitted:

Stella Moya  
Recording Secretary