

**SKYLOCH OWNERS' ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETING**

**APRIL 4, 2019**

President Jed Lowry called the meeting to order at 7:00 p.m.

Board members present were Patricia Cashmore, John Burke, Kerry Jarvis and Lissa Mauro. Also present was Janeen Sofia from Ameritech Community Management Inc. who was filling in for Phil Colettis. The Pledge of Allegiance was said.

Jed welcomed a new resident, Dan LaJoie who resides at 260 Portree.

The minutes of March 7, 2018 meeting were read. Patricia Cashmore made a motion, second by Lissa Mauro to accept the minutes as read. Motion Carried.

Janeen Sofia gave Phil Colettis monthly management report which was accepted by the Board.

Jed Lowry added the following information to the manager's report: The amount left in collections has been reduced to \$3600. Through the efforts of the lawyer and Ameritech, over \$8000 has been collected since December.

It has been determined that both the roof and the mansard of the maintenance building will need to be replaced. This item will be added to the agenda for the May meeting.

**OLD BUSINESS:**

1. Swimming Pool Deck & Wall – A motion was made by John Burke, second by Lissa Mauro to table this item to the May meeting. Motion Carried.
2. Violation Letters and Code Compliance Committee – was discussed under new business topic, Governing Documents Review.
3. Munyan Painting Contract – We are still holding their final payment of \$14,000. To date Munyan has not offered a satisfactory solution to taking care of the damage done to the mansards. If there is no resolution by April 30, it may be necessary to take legal action.
4. Walkway Lighting Between Portree and East – there were no bids received for this proposal. There is no line item for this improvement in the budget. The item was tabled to the May meeting.

**NEW BUSINESS:**

1. Governing Documents Review – because of amendments to our rules and regulations through the years as well as changes to Florida statutes, it has been difficult for the board to work with our current governing documents. This difficulty really came to light with assessing the condition and the Board's decision that a mansard needed to

be replaced. Our current rules are ambiguous. A review would allow us to have an updated document for the board's use as well as the residents. Lissa Mauro made a motion, second by Patricia Cashmore to conduct a review of the governing documents. Motion Carried.

Of the 168 units, 19 do not have mansards. Of the 149 units with mansards, 72 mansards are new, 41 older mansards are in good shape, leaving 36 mansards that need to be replaced. Of the 36, five are under contract, leaving 31 mansards. The Board will continue to work with the owners until we get a bylaw change.

2. Future Business Meeting Dates –it will be necessary this year to have a meeting in May. Our final meeting will be held May 2<sup>nd</sup> at 7:00 p.m.

3. New Resident/Tenant Administrative Fee from \$50 to \$100 – in the last eight years administrative costs have increased. Increasing the fee to \$100 is allowed by Florida statutes and has been recommended by Ameritech. Kerry Jarvis made a motion, second by Lissa Mauro to raise the administrative fee charged to new residents and tenants from \$50 to \$100. Motion Carried.

#### **COMMITTEE REPORTS:**

Committee reports were given.

At 8:12 p.m., Joyce Okema made a motion, second by Hank Kalemba to adjourn. Motion carried.

Respectfully Submitted,

Elizabeth J. Hassett