

SKYE LOCH OWNERS' ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

JANUARY 17, 2019

President Jed Lowry called the meeting to order at 7:03 p.m.

Board members present were John Burke, Patricia Cashmore and Kerry Jarvis. Lissa Mauro was absent due to a prior commitment. Mike Boland from Ameritech Community Management Inc. was also present.

The Pledge of Allegiance was said.

Mike Boland gave his management report which included the following: Annual, reorganization meetings and election of officers were held. There has been a strong emphasis on owners' upkeep of their properties. Many letters addressing violations of property upkeep have been sent. A procedure has been put in place to address non-compliance of owners to violation letters which includes a hearing and fines if the issue is not taken care of.

Mike Boland presented the financial information for the period ending December 31, 2018: \$62,505.38 operating funds (General Account), \$25,596.07 savings account and \$96,834.00 in reserves.

President Lowry reported the following: since our budget exceeds \$300,000, state law requires that a CPA review and issue a year end report. The income side of the budget is short by an estimated \$2000 due to delinquent association fees. We would have a positive balance of \$600 -700 if these fees had been received.

OLD BUSINESS:

We are holding a balance of \$14,000 due to the painting contractor. There are 2-3 roofs that need shingles replaced that had paint on them.

NEW BUSINESS:

1. Committee reports were given.
2. There will be a workshop on Monday to establish the protocol and procedures to be used when the issues in violation letters are not resolved. A resident will have 30 days to correct the problem. You can call Ameritech for clarification and possible extension. After 30 days if there is no correction, a 14 day notice will be sent to the owner and give them an opportunity for a hearing before the Compliance Enforcement Committee, which is composed of three members appointed by the Board. A majority vote by the CEC will decide the Committee's recommendation to the Board. If they decide in favor of the resident, no fine will be assessed. If the violation issue is upheld, the Board may impose a fine of \$100 per day to a maximum of \$1000.

A letter listing the eight points describing the procedures the Board will use to handle current and future violations will be sent to all owners. The procedures that are listed in the letter comply with Article X in our bylaws and also Florida statutes 720.305.

3. Under new business, Pat Cashmore added the following: she would like the Board get a cost to resurface the pool deck and an estimate to black top the open green space on East, currently used as a parking space.

At 7:47 p.m., Patricia Cashmore made a motion, second by John Burke to adjourn. Motion carried.

Respectfully Submitted,

Elizabeth J. Hassett