

SKYE LOCH VILLAS OWNERS ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

THURSDAY, APRIL 7, 2022

LOCATION: SKYE LOCH VILLAS CLUBHOUSE

Board Members present were Jed Lowry, Kerry Jarvis, John McGilvary and Elizabeth Hassett.

Jed Lowry called the meeting to order at 6:00 and welcomed those physically in attendance and the participants on Zoom.

Manager's Report was presented by our manager, Kim Bramson. Highlights of the report include the following: walked the property to determine sidewalk trip hazards, phone directories have been distributed; leaf pickup done March 7; held a workshop for the new CEC (Code Enforcement Committee); scheduling a workshop for Rules Committee; have estimate from AWO to redo the reflective tape on street signs; one sale for villa at 913 South; sent a blast email to residents regarding parking rules; prepared a violation list which will be emailed to Board tomorrow; have a proposal for sidewalk repair and four bids for pond maintenance for Board consideration at tonight's meeting.

Financial report was given by Jed Lowry: \$144, 437.71 Operating Funds; \$25,653.12 Operating Reserves; \$1,265 Delinquencies; \$172,638.91 Reserves and \$18,483.52 Prepaid Assessments. This information is posted on our website. Jed added that the surplus funds in the amount of \$20,364 from the 2021 budget were added to the Deferred Maintenance line item.

We are still looking for a Recording Secretary.

The minutes from the December, February and March meetings were read by Elizabeth Hassett. After each reading, the following motions were given:

Motion made by Kerry Jarvis, second by John McGilvary to approve the minutes from the December 2, 2021 meeting. Motion Carried.

Motion made by Kerry Jarvis, second by John McGilvary to approve the minutes from the February 3, 2022 meeting. Motion Carried.

Motion made by Kerry Jarvis, second by John McGilvary to approve the minutes from the March 3, 2022 meeting. Motion Carried.

UPDATES AND REVIEWS: Seawall and Bridge – the bridge project has been completed and is open for walking. More lights will be added and we will continue to keep it free from duck droppings. Aluminum cap is being installed on the new seawall. The South end is close to completion. We have received CO#2 from the contractor for \$36,750 to address the erosion problem at the pond edge in front of 225, 231 and 237 SDW. We will need to follow the same process we did to have the original loan approved. A Special Meeting will be held on May 5th. You will receive the notice by the end of the week which will include pictures from 2016 and 2022 which depict the erosion that has occurred. If approved, the seawall, which will be on Association property, will continue to the bridge. We need a simple majority from those present and by proxy for approval. We can meet the expenses for this loan without raising fees in 2022.

CEC Committee – Jed Lowry read the minutes from the CEC from their meeting on March 30th. Neither resident were in attendance to address their violations for 188 Portree, mansard not done and 101 SDW, mansard not done and carport floor not done. The CEC approved fines for both properties. The minutes from this meeting will be included with the minutes from the April 7th Board meeting.

Welcoming Committee - Mary Jane Hough and Darlene Shaffer were thanked for taking on the responsibility for welcoming the new residents and that 16 welcome baskets have been given out since January. She also reported that she continues to monitor the response to the Vial of Life project.

Sidewalk Contract – the only bid we received was from ACPLM (Asphalt & Concrete Parking Lot Maintenance). After some discussion on the different options offered in the bid, Elizabeth Hassett made a motion to accept Option 1: Concrete Sidewalk Repair and Grinding for a cost of \$8,957, second by John McGilvary. Motion Carried.

Drainage Ditch Contract (Pond Doctor) – we received four bids to address the algae and growth in the drainage ditch. The current vendor was The Pond Doctor at a cost of \$295 per month, whose recent work had been less than satisfactory. After some discussion on all four bids, the Board settled on either Advanced Aquatic at a cost of \$237 or Aquagenix at a cost of \$243 per month. Motion made by Elizabeth Hassett, second by Kerry Jarvis to award the bid to Advanced Aquatic. Motion Carried.

Street Sign Repair – The city of Dunedin informed us that it is not their responsibility to repair/replace street signs on our property. We have been in discussion with AWO to replace the reflective tape on our street signs but were unable to pin down the cost. After some discussion, Elizabeth Hassett mad a motion, second by John McGilvary to have AWO proceed with replacing the reflective tape on our signs at a cost not to exceed \$2000. Motion Carried.

New Business – there was no new business from the Board members.

There was some discussion from the floor on the condition of the fences in both laundry areas, and the lack of sealing Dunvegan to Patricia. The Board responded that we will get an estimate to seal the fences. The issue on Dunvegan is that Skyloch only owns the North half of the street. Kerry Jarvis said that the Board will have a discussion about Dunvegan.

Jed answered the question about adding the seawall to the third villa on the South end. The telephone and cable box were sinking in towards the pond. There was a contingency amount in the original project to handle unforeseen problems. We had to protect both utilities.

At 6:53 pm, Kerry Jarvis made a motion, second by John McGilvary to adjourn.

Respectfully Submitted,

Elizabeth J. Hassett