

SKYE LOCH VILLAS OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 3, 2022
LOCATION: SKYE LOCH VILLAS CLUBHOUSE

Board members present were Jed Lowry, Kerry Jarvis, John McGilvary, Lissa Mauro and Elizabeth Hassett.

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

Update and Reviews: Seawall – the aluminum cap was ordered and received, still waiting on the fiberglass sheets which are expected February 8.

Pool Contract – we had some issues with the current vendor which we could not resolve. We gave them the required 30 day notice. Of the 7 or 8 requests for a bid, only two companies complied: Sunsplash Pools Service and Repair and Patrick Morgan Pools. The bid from Sunsplash Pools was very specific on what was covered in each visit, not so with the Patrick Morgan Pools. Motion made by Kerry Jarvis, second by Lissa Mauro to award the bid for pool service to Sunsplash Pools. Motion carried. Their bid had prices for two or three visits per week. It's likely that we will start with three visits per week.

Landscape Bids – received bids from three vendors. It was very difficult to compare their bids because of the discrepancy in their details. The biggest discrepancy was on their count of the number of palms. We have 72 palms to be trimmed which are currently trimmed by Jim Simmons for \$2000 per trimming. The numbers for palms varied from "to be determined" at a cost of \$2500, 67 palms at a cost of \$3350 and 25 palms at a cost of \$3125. Price quoted was for each cutting. We do have a contract with Simmons for the 2022 year. Overall, the Board is satisfied with the services from Jim Simmons. The biggest complaint with Simmons is the grass cuttings left in the carports, which we do report to him. The Board was in agreement to table this item.

Tree Removal Contract – The sewer line that runs behind the villas on North and serves 17 villas has caused problems for four of the villas. It has been

recommended that the sewer line be replaced. The problem is that there is a very large oak tree which sits on top of the sewer line. Dunedin Plumbing will not give us a price to replace the line until the tree is removed. The villa owner where most of the tree is located has invested money to save the tree. We have four quotes to remove the tree from Simmons - \$6500, Stevens Tree Service - \$8500, Joey Tree - \$7500 and O'Neil's - \$7480. O'Neil's said that he has a plumber who thinks he can do the job without removing the tree. We have asked several times for the plumber to contact us to no avail. It was decided that we would try one more time to get a response from this plumber. In the meantime, the villa owners have not experienced any more problems with the repairs that have been done. This item was tabled until we hear from the plumber.

Sidewalk Repairs – we do not currently have a contract to do repairs. There are tripping hazards scattered throughout the complex. We are looking for a per cubic price to replace 2' X 3' sections. Ameritech has asked two companies for a quote. There is money in the budget to have this work done. Now is the time before the rainy season.

New Business – 2022 Committees

1. Code Enforcement Committee – is in our bylaws. This provides the Board with a way to handle violations that an owner does not resolve. The process looks like this: a violation is committed. A friendly letter is sent to the owner to take care of the issue. If no response, another letter is sent which basically says that you need to take care of this or you will be fined. If still no response, another letter goes out which states that the owner must meet with the CEC on a specific date and time.

We would like to have 5 to 7 members for the time when it would be awkward for a CEC member to face their neighbor at the meeting. At the meeting, there needs to be at least 3 CEC members in attendance. The Board provides the documentation to the CEC so they know the events leading to the requirement that the villa owner attends the hearing. At the meeting if there is no indication that the violation will be resolved, the CEC recommends to the Board that a fine is appropriate. The fine will then be assessed to the owner's account.

If interested in serving on the CEC, contact any board member or our manager, Kim Bramson. Training will be provided once the committee is formed.

2. Committee to review the Rules and Regulations and By-Laws. These date back from 2003 and need to be reviewed and updated, where appropriate. Any proposed amendment may be adopted by a 2/3 vote cast of those present and by proxy at a Regular or Special Meeting. If interested, contact a board member.
3. A Flea Market Sale is planned for February. It will be a one day sale held in your carport. If you have any questions, please contact Janice Burke.
4. Beautification Committee – this committee is ongoing and headed by Don Rogers. Kerry Jarvis reported that the pool area has been done. Dan Borba did the green space on East which is looking much better. Please communicate your interest in serving on this committee to Don, Kerry or Patty Ratajczak.

Jed Lowry reported that the final financial report for 2021 shows a surplus of \$33,149.89 consisting of \$20,922 from prepaid monthly association fees. The remaining balance will be moved to the line item for Deferred Maintenance in the 2022 budget at the next meeting.

At 6:52 p.m. Lissa Mauro made a motion, second by Elizabeth Hassett to adjourn.

Respectfully Submitted,

Elizabeth J. Hassett

