

SKYE LOCH VILLAS OWNERS ASSOCIATION INC.

BOARD OF DIRECTORS BOARD MEETING

THURSDAY, DECEMBER 7, 2023

LOCATION: SKYE LOCH VILLAS CLUBHOUSE

Board members present were Jed Lowry, John McGilvary, Ora Chapman, Sal Arena and Janice Burke.

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

Manager's Report Included the following: financials were emailed to Board on 11/10; currently one delinquent account with attorney; walk through continues every Wednesday with violation letters sent as necessary; repairs scheduled for the North dumpster, clubhouse fascia and rusty posts around clubhouse and pool; proposal for painting of fire hydrants is tabled; completed water spigot repair on West and will continue on East; proposals for the clean out of the catch basins and storm drains received from Seminole Septic and Drain Team were put on hold. The Manager's report was accepted by the Board.

Financials: Cash balance on 11/30 was \$163,444.69 and the reserve balance was \$70,730.46. We only have two residents delinquent on payment of monthly fees, one for 30 days and one for more than 30 days. We are still running in the red and will likely end our fiscal year in the red. We will delay what we can until the new fiscal year. Financials are on the website.

Meeting minutes: After the reading of the minutes for the November 2nd meeting, Sal Arena made a motion, second by Janice Burke to approve the minutes. Motion Carried. This meeting was for the adoption of the budget, an .11% increase over the 2023 budget. The HOA fee will increase by \$25 to \$255.

After the reading of the minutes from the May 4th meeting, Janice Burke made a motion, second by John McGilvary to approve the minutes. Motion Carried. We have received 2 bids to continue the sea wall on the West side. The decision to fund this project either by special assessment or a bank loan was tabled until the January meeting.

Updates: Gulf Cart and Visitor Rules were approved at a vote held last spring. Copies of the new rules will be distributed to all residents. Enforcement will commence once the updated rules are distributed. Street Parking and Pet Owner Rules are ready to go to the attorney. After the public meeting to discuss these rules, we will have a Special Meeting to vote to adopt these rules after the first of the year.

New Water Restrictions: There are new water rules coming due to a drought in Pinellas County. The city is adamant on enforcing the new rules which will go into effect December 1st and will be the rules we follow for the next 90 days. Once available, a copy will be emailed to every household. There are substantial fines. For the first offence, the fine is \$193. As in the past, even numbers can water lawns on Tuesday, odd numbers on Friday, before 10:00 a.m. or after 4:00 p.m. Water plants by hand any day of the week. The water rules are the same for city water or well water. Since contractors are not covered by the new rules, if you need any power washing done, hire a contractor.

Palm Tree Removal: There are eight palms that are trimmed by the association. We will trim these trees one more time. We have been informed by Simmons that some of these trees have gotten too high to be trimmed by his workers and will need to be removed. For the palms on private property, we will be in touch with the owners. The cost of removal is an owner expense. We will continue to trim the oak trees as in the past. We will be in touch with the arborist to look at driveway upheaval by roots.

Introduction of Candidates for the Board: Running for the two 2-year positions are Letha Benning, Jed Lowry and John McGilvary. Running for the one 1-year position are Daniel Borba, Kerry Jarvis, Jim Chiro and Mike Worley. Each candidate was given three minutes to speak about their candidacy.

At 6:59 p.m. Sal Arena made a motion, second by Ora Chapman to adjourn. Motion Carried.

Respectfully Submitted

Elizabeth J. Hassett