

SKYE LOCH VILLAS OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS BOARD MEETING
THURSDAY, APRIL 4, 2024
LOCATION: SKYE LOCH VILLAS CLUBHOUSE

Board members present were Jed Lowry, Sal Arena, John McGilvary, Janice Burke and Dan Borba. Also in attendance was Cindy Ragen, our manager from Ameritech.

Jed Lowry called the meeting to order at 6:01 p.m. and welcomed those physically in attendance and participants on Zoom.

Manager's Report: Included the following: financials were emailed to Board; currently no delinquent accounts with attorney, one account 90 days delinquent, four accounts 30 days or more delinquent. The Manager's report was accepted by the Board.

Financials: Operating funds on 3/31/2024 was \$137,955; Reserve Balance was \$189,125. The monthly financial report is on the website. Treasurer Dan Borba reported that he reviews each line item in the detailed financial report. The budget is based on expenditures spread over a twelve month period. He thanked Randy Cozatt for his donation of \$8400 to be used for the Special Assessment.

Meeting Minutes: After the reading of the minutes for the February 29, meeting, Janice Burke made a motion, second by John McGilvary to approve the minutes. Motion Carried.

After the reading of the minutes for the March 14, 2024 meeting, Sal Arena made a motion, second by John McGilvary to approve the minutes. Motion Carried.

Painting of Pool Walls and Front Facade of Clubhouse: The pool will be closed from April 15-17, while the walls are being painted. During that same time period, the front façade of the clubhouse will be painted.

Palm Tree Removal: Our contractor, Simmons said that his company does not have the equipment to trim twelve of our palm trees which have gotten too tall. He suggested that they be removed. The trees were located on villa owners' and Association property. We received bids from four contractors who have the

equipment to continue the trimming of all of our palms. The bids range from a low bid of \$3150 from Duval Landscape to the highest bid of \$13,000 from Anthony's Tree Service. Dan Borba made a motion, second by Sal Arena to award the bid for palm tree trimming in the amount of \$3150 to Duval Landscape. Motion Carried.

Landscape Bid: After the removal of the oleanders, The Beautification Committee developed a plan for landscaping in front of the Clubhouse. We received three bids. The bids range from a low bid of \$2667 from Sanford and a high bid of \$4143 from Duval Landscape. Sal Arena made a motion, second by Janice Burke to award the bid in the amount of \$2667 to Sanford. Motion Carried.

Seawall Contract and Special Assessment: JKL is doing the engineering to add to the permit application. The expectation is that the project will start sometime in May. JKL is also the contractor for Dunedin Palms project. Their permit was submitted two weeks ahead of our permit. During the summer, it is likely the work on our project may shift from the West side to the East side of the pond. There will be five invoices from the contractor, starting with the arrival of materials, followed by the installation of the seawall, installation of the metal cap, installing the backfill behind the seawall and the final invoice for the installation of the sod. When you submit your Special Assessment payment, be sure to include your villa address in the memo field.

Resolutions Ballot Recount: After the vote on February 29th, the Board was not sure if there were 108 or 109 ballots cast. It was decided to count the ballots again. After the recount, we determined there were 114 ballots cast. The counts for each proposition also changed as follows: Resolution Pets: 60 Yes and 54 No; Resolution Enforcement: 75 Yes and 39 No; Resolution Parking: 87 Yes and 27 No; Resolution Capital Improvement: 63 Yes and 51 No.

Prior to conducting the vote on February 29, we were told that passage of any of the resolutions would require 112 yes votes (two thirds of the 168 villas). Even with the recount, all resolutions failed to meet this requirement of a Florida statute. Yet six months prior to this vote, we passed golf rules and made a by-law change to the length a visitor could stay, which had been approved by our lawyer and Pinellas County. The Board made a decision to seek the opinion of a separate legal counsel to verify the required threshold to change a rule or by-law. We

suspended the meeting for March 29th because we did not have an answer to this question.

Skye Loch Letterhead: There were six residents who submitted entries for our consideration. Each entry was given a unique letter from A to F. The Board has made their decision. Dan Borba and John McGilvary recused themselves from voting. Janice Burke made a motion, second by Sal Arena, to select entry B. Motion Carried.

Other Items Not on the Agenda:

Jed Lowry gave an update on the completed survey of properties. There are stakes along the back yards of the properties on the West side of the pond. The property from the water to the stake identifies Association property. The property from the stake to the villa identifies the owner's property. The property at 108 Portree has two stakes. The owner said that the land was included in the purchase of the villa which needs to be validated. Four of the villas have seawalls that are on their land.

Today we received a report from Seminole Septic who had the bid for cleaning out the storm water drains. The bottoms of all the corrugated pipes have rusted away. This will be an agenda item for the future Board Meeting.

Janice Burke reported that the Rules Committee has a list of owners to contact who did not vote in the last election. They can still vote if they chose. We have 90 days from February 29 through May 28 to meet the required threshold. If we don't meet the required threshold, we will live with existing results.

Achieva is giving away trees on Arbor Day. We will have to get there early to get the flowering trees. These trees are low maintenance compared to the oak trees.

A resident asked if the Association pays for trimming the palm trees that are on private property. The answer is yes. The Association is required to continue all amenities that were done by the original owner of Skyloch.

The next board meeting will be held on May 2nd.

At 7:03 p.m. Janice Burke made a motion, second by Sal Arena to adjourn. Motion Carried.

Respectfully Submitted

Elizabeth J. Hassett