

SKYE LOCH VILLAS OWNERS ASSOCIATION INC.

SPECIAL ASSESSMENT MEETING

THURSDAY, MARCH 14, 2024

LOCATION: SKYE LOCH VILLAS CLUBHOUSE AND ZOOM

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 7:00 pm and welcomed those physically in attendance and the participants on Zoom. He assured those attending that the legal requirements to have this meeting have been met, including the notice of the meeting and that a quorum of the Board (at least three Board members) were present.

The purpose of the meeting is to discuss and approve a Special Assessment in the amount of \$201,600 and the proposed projects for which this assessment will be used.

1. Sanitary Lines and Storm Water Drains: Motion made by Janice Burke, second by Dan Borba to reconsider the contract previously awarded to The Drain Team to hydro jet the main lines. Motion Carried. The Drain Team revised their original bid from \$6450 to \$10,810 for the four manholes not included in their original bid. Revised bids were received for the sanitary sewer lines from the Drain Team and Seminole Septic. Janice Burke made a motion, second by John McGilvary, to award the bid for cleaning of the storm water drains in the amount of \$8650 to Seminole Septic. Motion Carried. The cost of both of these projects will come from reserve accounts for this purpose. There is \$25,000 in the Reserve Account for Sanitary and Sewer.

2. Proposal for Parking Lot Services: We received two proposals from Parking Lot Services for the repair of broken up asphalt in a parking space on Skyloch Drive East. The first proposal removes and replaces 54 square feet of asphalt for \$1499. The second proposal saw cuts an area 9' by 6' and evaluates the under lying condition, makes the repairs for \$3600. This is not the first time we have had to repair this area. Motion made by Dan Borba, second by Janice Burke to award the

bid in the amount of \$3600 to Parking Lot Services. Motion Carried. This expense comes from Reserves and is guaranteed for one year.

3. Strategic Roofing: the project for sprucing up the area by the pool involved installing a cap on the top of the wall which is porous. We were advised that we needed a permanent metal cap which increased the cost from \$2721 to \$6700. Dan Borba made a motion, second by Janice Burke to decline putting a metal cap on the wall. Motion Carried. This item was then tabled.

4. Pool Wall (Paint and Seal): We received bids from Premier Painters and L & T Brothers, Inc DBA Lowes Commercial Painting for pressure washing and painting both sides of the pool wall. Both bids were for \$1900. Upon reviewing the terms of both bids, Premier Painters was selected for this project. Motion made by Sal Arena, second by Janice Burke to award the contract to Premier Painters in the amount of \$1900. Dan Borba asked that the motion be amended to include: “the painting to be completed by June 1 or before the start of the raining season”, second by Sal Arena. Motion Carried. The motion now reads to award the contract to Premier Painters in the amount of \$1900 with the requirement that the painting be completed by June 1 or before the start of the raining season. Motion Carried. The expense for this project will come from the 2024 budget for building maintenance. It is best that we move on with getting the pool walls painted. Delay impacts the other work which is included in this project: landscaping, changing the lawn sprinklers from well water to fresh water. When we change from well water to metered water, we will only be charged for the water we use. There will not be a sewer charge.

5. Clubhouse Soffits/Wood Repair: We have made some repairs but have determined more needs to be done. We have two bids, one for \$8650 which replaces only the rotten wood. The other bid for \$18,006 removes all the wood and replaces with vinyl. We would like another bid. Janice Burke made a motion, second by John McGilvary to table this repair. Motion Carried.

6. Seawall Discussion: In 2007-2008, the Board pulled a permit to build a seawall due to an erosion problem. A year later, they pulled a permit for a second wall due to erosion in the drainage ditch. Storm water from the North and East flows into our property’s drainage ditch. In 2011, another permit was pulled for a sea wall on the South East side of the drainage ditch. Portions of the seawall were paid by the villa owners at 108 - 156 Portree Drive

We had two bids back in June of 2023 to complete the seawall on the West side of the drainage ditch. We went back to JKL Services and Florida Seawall Solutions to see if they would hold their price from a year ago. Since JKL Services will be

working on the seawall for Dunedin Palms, they agreed to their year old quote of \$148,800 to complete the seawall on the West side of the drainage ditch. Florida Seawall Solutions gave us a new quote for \$196,000.

A few weeks ago, we noticed erosion on the East side of the drainage ditch from 164 Portree - 188 Portree. The plan from JKL Services is to build a seawall on the East Side of the drainage ditch, from the end of the existing wood seawall running north and terminating at the concrete street drain outlet located near 200 Portree, at a cost of \$41,600.

We will not address the wooden seawalls tonight other than to say some of the seawalls are on Association property. Surveys will be done next week to determine who owns the wooden seawalls.

Back to Our History: During 2010-2011, the Nielson Company who owned the property on Patricia across from Skyloch Villas abandoned their property, which was eventually sold to a developer. Skyloch worked with the lawyer to try and get compensation for the damage done to our drainage ditch from the run-off from their property. Our drainage ditch was dredged once at the developer's expense. There was an agreement with the city of Dunedin and a company that builds retention ponds to do whatever was necessary to stop the silt draining into our retention pond. Unfortunately, the lawyer for the city of Dunedin recommended that the city walk away from this agreement. We were powerless since we were never part of the agreement. The retention pond is our responsibility. An engineering study showed that only 5% of the water in the pond comes from Skyloch and 95% comes from elsewhere.

Special Assessment Discussion: The special assessment amount of \$201,600 is composed of \$190,400 construction costs and a construction contingency amount of \$11,200. Assessing each villa \$1200 generates \$201,600. Any money left at the completion of the project will go back to the seawall line item in the budget.

Why not a loan? \$201,600 at 8% interest would be more costly to do a loan. A Special Assessment provides more flexibility on handling unforeseen issues to get the project done. It also helps the Board and subsequent boards.

Dan Borba said that he has observed the erosion of the property around the drainage ditch making for unsafe walking in backyards and the sloped pavers. There is no option but to address the issue.

Jed Lowry reminded us that either we pay now or pay more later to settle potential law suits for allowing unsafe conditions caused by erosion.

A resident asked about the wooden sea walls. Once the survey of the involved properties is completed, we will know if their seawalls are on villa or Association property. The project on the East side of the drainage ditch will start where the wood seawall ends at 164 Portree and terminating at the concrete street drain at 200 Portree.

One comment: the silt problem is a city problem and they should pay. Les Gilbert said that fighting the city costs a lot of money. Spending city dollars is not allowed on private property. It is a futile fight.

A resident asked if you paid for your seawall on Portree, do you have to pay the Special Assessment. Yes, you do because it is a community expense.

A resident asked how will the assessment need to be paid? The Board will decide one payment or monthly. However, going forward, we need the \$190,400 now and cannot wait twelve months for the money.

Jed Lowry said we can't kick the problem down the road. We have the visual evidence that the project needs to be done. We will spend the money as wisely as possible.

Dan Borba asked the other members of the Board to end the discussion and call the question. All the board members agreed.

Dan Borba made a motion, second by Janice Burke to approve the Special Assessment of \$1200 to each villa owner with the first payment of \$600 payable on May 1 and the second \$600 payable on June 1. Motion Carried.

The meeting ended at 9:00 pm.

Respectfully submitted,

Elizabeth J. Hassett

