

SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
BUSINESS MEETING
February 6, 2025
6:00 P.M.
LOCATION: COMMUNITY BUILDING

Board Members Present:

Dan Borba, President
Jim LaLonde, Vice President
Jed Lowry, Treasurer
Janice Burke, Secretary,
John McGilvery, Director at Large

Also in attendance was Keith Phillips, the Ameri-Tech Manager, and Nichole Moore, also from Ameri-Tech in character of visitor.

President Dan Borba called the meeting to order at 6:00 P.M.

President Dan Borba introduced the new Recording Secretary, Stella Moya.

Manager's Report:

1. Financials were mailed on 1/8/25.
2. Collections / Delinquent accounts
 - With the attorney - 1
 - 90+ days delinquent - 3
 - 60+ days delinquent - 3
 - 30+ days delinquent - 0
3. Compliance:
 - Weekly inspections and Board workshops on Wednesdays at 9 am
 - Violations - Currently we have 10 outstanding in various phases.
4. Bids/Proposals/Completion
 - Shut off valves - Completed - 3 more reported
 - Water main - Completed
 - Tree at North Dumpster - Completed
 - Fence - Completed - Two people are coming out next week to give us bids on putting river rocks down in the area in front of the fence

were the Beautification Committee planted the trees (East side) to stop debris and shells from coming under the fence prone to clogging the draining system.

- Various electrical items have been completed. Received several calls about one laundry machine in the South side. The electrician estimated that the problem was a broken breaker. The machine will be repaired as soon as the new breaker comes in.
 - Waiting on 4 bids for the pool re-surface and/or acid wash to remedy some flaking at the bottom of the pool.
 - Meeting with Bay to Bay to look at drainage. There will be three bids on drainage by the end of this week.
 - Huges inspections - no visible pests
5. Homeowners Concerns:
- Violations: Weeds, Parking and Sidewalks
6. Future Planning will be presented at the next Board meeting. Wednesdays workshops are really helpful, keeping us up to date on items to discuss.

Financials - Jed Lowry:

- The Income Statement and Balance Sheet from the end of January will be posted in the web-site after tonight for all residents to read.
- We ended the month of January in the black with an excess of \$4,333.35 dollars.

Approval of Minutes for November and December, 2024 and January, 2025:

Jed Lowry read the **November, 2024 Minutes**.

Main Agenda Points:

- Monthly fee increase from \$255.00 to \$300.00
- Info to residents will be sent electronically.

Jed Lowry asked for a motion from the Board to approve the minutes.

MOTION: Motion was made by Jim LaLonde and seconded by Janice Burke to approve the November, 2024 Minutes.

VOTE: Motion passed unanimously.

Jed Lowry read the **December, 2024 Minutes**.

Main Agenda Points:

- With the expenses incurred by Hurricanes Helene and Milton, a new budget was presented. After reading the revised budget, President Jed Lowry asked for a motion to approve the new budget with the increase of the monthly fees to \$300.00 dollars. Motion passed.
- The president went out to explain that the annual Board elections was going to be held at the end of the meeting. Three residents submitted nominations for this year's elections. Janice Burke for one year position, Dan Borba for two years position, and Jim LaLonde for two years position. After proceeding to vote, the candidates were approved.

Jed Lowry asked for a motion from the Board to approve the minutes.

MOTION: Motion was made by Jim LaLonde and seconded by Janice Burke to approve the December, 2024 Minutes.

VOTE: Motion passed unanimously.

President Dan Borba read the **January, 2025 Minutes**.

Main Agenda Points:

- Election of Board members: President, Dan Borba; Vice President, Jim LaLonde; Treasurer, Jed Lowry; Secretary, Janice Burke

Dan Borba asked for a motion from the Board to approve the minutes.

MOTION: Motion was made by Jim LaLonde and seconded by Janice Burke to approve the January, 2025 Minutes.

VOTE: Motion passed unanimously.

OLD BUSINESS / UPDATE

- **Seawall Update - Jed Lowry**

It is anticipated that workers will be here next Wednesday. E-mails will be sent as soon as there are more confirmed information. Workers will be accessing the water's edge through the two open spaces located between 161 and 200 Portree to install the seawall. The installation is expected to be finished before the end of this month.

- **Storm Water Drainage Update - Dan Borba**

Dan Borba, Jed Lowry and the City Manager had a meeting on January 17 to discuss storm water drainage issues in Skye Loch. Issues talked about during this meeting:

1. "Drainage Agreement" signed between Skye Loch and the City of Dunedin in April 1, 2011. This agreement establishes that Skye Loch is totally responsible for the water drainage, including:
 - i. Erosion of the banks (seawalls)
 - ii. North and South pipes (flowing in and out of property)
 - iii. The weir at the south end near the pipes going under South
 - iv. Vegetation
 - v. Dredging the ditch

The City is responsible for the drainage of the two pipes that empty into the ditch from Patricia Ave.

2. Discussion about the City redirecting some of the drainage water that currently flow through Skye Loch.
3. City Manager and staff will come to Skye Loch to walk about the property and meet with members of the Board on Wednesday, February 12 at 9:00am.
4. There will be a second meeting with the Skye Loch residents.
5. Meetings of this nature will take place in other Dunedin communities. We will be the first.

NOTE: By volunteering in the City of Dunedin Storm Water Advisory Committee, Jed Lowry learned that in the past, Lakewood States had a storm water problem, so the City increased the size of the pipes so that the water will run out faster. As a result, a greater amount of water started to flow into Skye Loch. During the next Wednesday visit with the City Manager, the members of the Board are prepared to talk about this problem as well.

NEW BUSINESS

• New Rules and Regulations Committee

This new committee has been appointed by the Board, and they will first meet in the next couple of weeks.

• Board is seeking new proposals:

a) Community Building Soffit / fascia replacement

We replaced the fascia from the front of the club house, but there are some spots around the club house that need to be replaced as well. We are waiting on some bids to know how much this project will cost.

b) Proposal for new laundry vendor

We have received one vendor's proposal and are waiting on a second one.

c) Swimming pool interior acid wash and resurfacing:

We are considering acid wash treatment and maybe a resurfacing of the pool interior, which has not been done in the last 12 years.

d) Proposals for Villas painting

We are seeking proposals for this project. We will have a non-paid consultant to assist in the development of the scope of the painting project. We will ask how much it will cost to paint all the villas at once, how much if we do 50% at a time, and how much if we do a third at a time. It is expected that we will start painting in February 2026, avoiding the rainy season. More information will follow as we get closer.

UPCOMING ACTIVITIES

- Coffee Time - Second and Fourth Tuesdays Social Club Committee
- “Show Me the Money” - Tuesday Evenings at 6:30 P.M.
- Huge Flea Market - February 8, 2025 here at the community building
- Fun AUCTION/PIZZA Party - February 22, 2025

President Dan Borba opened the meeting to owner’s questions and comments.

Adjournment:

The meeting was adjourned at 6:51pm.

Respectfully submitted:

Stella Moya
Recording Secretary