

SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
BUSINESS MEETING
May 1st, 2025
6:00 P.M.
LOCATION: COMMUNITY BUILDING

Board Members Present:

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

Also in attendance were Keith Phillips, the Ameri-Tech Manager, and David Espino, also from Ameri-Tech.

President Dan Borba called the meeting to Order at 6:00 pm

Manager's Report: Ameri-Tech

1. Financial
 - Financials have been mailed on 4/10. The financials for May will be mailed shortly.
2. Collections / Delinquent accounts
 - With the attorney - 1
 - 90 + days delinquent - 2 accounts
 - 60 + days delinquent - 2 accounts
 - 30 + days delinquent - 4 accounts
3. Compliance
 - Weekly inspections and Board workshops on Wednesdays at 9:00 am.
 - Violations - being conducted on the 1st Wednesday of the month.
4. Bids/Proposals/Completion
 - Drainage - 2 bids are in, and we are waiting on a third one.
 - Broken pipe at the clubhouse - Waiting on bids from Seminole Septic and Drainage Pro.

- Met with Mat the handyman, and we are waiting on bids for lattice, timer and grate.
- Bids for pool re-surfacing (for budget purposes)
 - Florida Pool Tech - \$36,300
 - Clear Tech Pools - \$22,940
 - 5 Stars Pool - \$23,229
- Roof Estimates (for budget purposes)
 - Watertight - \$32,871
 - Zeus Roofing - \$37,520
- Soffit and Facia Estimates
 - SV - \$13,900
 - Finest Touch - \$18,006
 - Water Tight - \$14.50 LF
- Laundry Proposals
 - Aaxon
 - Laundry Pro
- Hughes Inspections - no visible pests (this exclude rats)
- Seawall
 - There is a seawall issue that has created a hole down on the South side. So far, four contractors have looked at it, one engineer has looked at it, and we're waiting for the inspection of another engineer to determine the cause of the problem.
- Getting bids for holes in asphalt.
- Pressure washing has been completed.
- Light pole repair - 2 bids, waiting on a third one.
- Roof leak in the club house was repaired.

5. Homeowners Concerns

- Violations
 - Weeds
 - Parking
 - Sidewalks

6. Future Planning

- Next Board Meeting

Financials: Jed Lowry

There is no update from what we reported in April because today is only the 1st of the month.

We have almost \$7,900 in delinquencies, two of them are at the lawyer for foreclosure.

Thank you to the people who pay the monthly fee on time.

When you see the budget in the web-site you may see that we are \$12,000 over the budget, but this is because we pre-pay insurances yearly in one lump sum. By December, the numbers will balance.

Finances are in good shape. We have some expenses coming up, and you will be informed when the time comes up.

President Dan Borba asked for a motion to accept the Financials Report.

MOTION: Jim LaLonde made a motion, seconded by Janice Burke to accept the Financials Report.

VOTE: Motion carried unanimously.

Meeting Minutes for April 3, 2025: Stella Moya

President Dan Borba asked if there were any additions or corrections to the minutes. Hearing no corrections, Dan Borba asked for a motion to accept the minutes for the April 3 meeting.

MOTION: Jim Lalonde made a motion, seconded by Jed Lowry to accept the minutes for the April 3, 2025 meeting.

VOTE: Motion carried unanimously.

OLD BUSINESS / UPDATE

- **Seawall Update:** The seawall is very close to completion. We are just waiting for the sod on the East side of the draining ditch. They are probably waiting for the raining season because the sod needs to be watered.
- **Rules and Regulations Committee Update:**
The Rules and Regs Committee met with the Board last month to review three proposals:
 1. To shorten the time of enforcement of violations process since at present is too long.
 2. Capital improvement transfer fee.
 3. Amend the by-laws for the nomination process for the directors of the Board.

The board will review the proposals during this fall, and probably sometimes in early November we will have a special meeting with the owners to vote in favor, or not in favor of the proposals.

NEW BUSINESS

- Still waiting for bids to complete projects.
- The board will continue meeting on zoom, and whatever actions we take during the summer months will be reported to the owners in our first meeting in November.

UPCOMING ACTIVITIES

- Coffee Time is on the second Tuesday of the month.
- Dunedin Cares is collecting non perishable food. Please, drop non-perishables at the kitchen.

Comments from Owners

Next Meeting:

- Dan Borba announced that the next meeting of the Board will be held here on Thursday, November 6, at 6:00pm.

Adjournment:

The meeting was adjourned at 6:24 pm

Respectfully submitted:

Stella Moya
Recording Secretary