

SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
March 5, 2026
6:00 P.M.
LOCATION: COMMUNITY BUILDING

Board Members Present:

Jed Lowry, President
Dan Borba, Vice President
Janice Burke, Corporate Secretary
Cheryl Romeo, Director at Large

Also in attendance is Beverly Neubecker, the Ameri-Tech Manager.

1. Call to Order:

President Jed Lowry called the Meeting to Order at 6:00PM

2. Manager's Report - Beverly Neubecker:

- Financials were e-mailed to the Board on Wednesday, March 4, 2026.
- Amendment changes from the February 19 meeting were sent to Legal for recording. Need Board signatures to complete.
- Board meeting minutes completed. Board provides copies.
- In Financials, current account balances as today, 3/5/26 are \$234,039.49 in Operating Funds; \$234,787.47 in Reserves totaling \$468,826.96. YTD is under budget by \$8,502.91.
- No updates in Insurance.
- Property visit was completed on Wednesday 3/4/26.
- Quote for pool repairs was revised with Pool Troopers with Jed.
- Painting of buildings is moving along well.
- In Sales/Leases Applications:
 - 272 Skyloch Dr. E is in process.
 - 200 Portree Dr. sale approved.
 - 242 Skyloch Dr. E sale approved.
 - 230 Portree sale approved.
- Several violations were completed on the walkthrough. The list is attached to Board packet. A few violations were closed, and several were escalated. Several new violations were reported.

MOTION: President Jed Lowry asked if it was the pleasure of the Board to accept the Managers' report.

VOTE: The Manager's Report was accepted by the Board unanimously.

3. Financials - Jed Lowry:

- Financials will be posted tomorrow in the web-site for everyone to look.
- There are an additional sum of \$33,701 in the Revenue. This is a bonus received from Spectrum for signing the contract with them for another 5 years. We will procure to increase it by investing it in multiple CD's.
- Even without this extra addition, we are on budget.

President Jed Lowry asked for a motion to approve the Financials Report.

MOTION: Dan Borba, seconded by Cheryl Romeo made a motion to approve the Financials Report.

VOTE: Motion passed unanimously.

4. Meeting Minutes for February 5, 2026 and February 19, 2026:

President Jed Lowry asked for a motion to approve and wave the reading of the Minutes for the February 5, 2026 and February 19, 2026 meetings.

MOTION: Dan Borba, seconded by Cheryl Romeo made a motion to approve and wave the reading of the Minutes for the February 5, 2026 and February 19, 2026 meetings.

VOTE: Motion passed unanimously.

5. Updates:

a. Office Ceiling Bid:

Our ceiling is 57 years old and in need of repairs.

We received a bid from Mendoza Brothers for \$1,550 dollars

A second bid for \$4,875 dollars was received from SV Handyman Services, LLC.

President Jed Lowry asked for a motion to select and approve one of those two bids.

MOTION: Dan Borba, seconded by Cheryl Romeo moved to approve Mendoza Brothers to make the repairs of the office ceiling for the sum of \$1,550 dollars.

VOTE: Motion passed unanimously.

b. Swimming Pool Equipment Repairs Bid:

Pool Troopers was asking for the sum of \$1,600 to repair the valves, the pressure gages and other pieces of equipment. Some of it wasn't necessary to do it right away. We met with them and asked them to re-submit the proposal including only the most pressing issues at this time. Pool Troopers came up with a second proposal for the sum of \$976.57 dollars, that is, about \$700.00 less than before.

President Jed Lowry asked for a motion to accept the proposal of Pool Troopers to perform the repairs of the swimming pool for the amount of \$976.57 dollars.

MOTION: Janice Burke, seconded by Cheryl Romeo moved to accept the proposal of Pool Troopers to perform the repairs of the swimming pool for the amount of \$976.57 dollars.

VOTE: Motion passed unanimously.

c. Rules Update:

The lawyer has provided the Association with the right legal documents and signatures that allows us to bring those decisions made on February 19, 2026 to the Pinellas County Courts System for recording, and subsequently become part of the legal documents of Skyloch Villas.

The proposal on Improving the Capital failed, but the other two proposals presented for vote passed.

We will send out a new copy of everything for everyone's records and it will also be in the website.

d. Villa Painting Schedule:

There have been some miscommunications between the painting contractors, the Association, and the Board.

- If there is a white entry door, even if it is behind a storm door or a screen door, it will be painted white.
- If the entry door is not white, it will not be painted.
- Storm doors or screen doors as long as they are white and in wood will be painted.
- Nothing that is plastic, metal, or aluminum will be painted.
- Proprietors that have a screened room are responsible for that room. However, if the screened room have a visible exterior wall, this exterior wall will be painted the color of the other exterior walls of the villa.
- The painters will come back to paint those villas that have missed, as long as those walls are visible from the street.

- All residents will have 72 hours notice to prepare before their villas are being painted.
- White brick: people can ask for a price to have them painted by the painters.
- Carports that extend out with wooden posts will be painted the color of the exterior, and the posts will be painted white.
- The Board thanks the residents for cooperating with the painters.

6. Future Meeting Dates:

- Thursday, April 2, 2026, at 6:00PM, Board Business Meeting

7. Adjournment:

President Jed Lowry ask for a motion to adjourn the meeting.

MOTION: Janice Burke, seconded by Dan Borba moved to adjourn the meeting.

VOTE: Motion passed unanimously.

The meeting was adjourned at 6:28 PM

Respectfully submitted:

Stella Moya
Recording Secretary