

**SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
April 2, 2026
6:00pm
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. Their office has been behind and stated they would have recorded next week.
- Board meeting minutes are available from February 5 meeting for approval
- In Financials, current account balances as today, 3/31/26 are \$200,427.77 in Operating Funds; \$176,378.42 in Reserves totaling \$443,617.34. YTD is over budget \$864.13.
- No updates in Insurance.
- Property visit was completed on Wednesday 4/1/26.
- Quotes for solar pool heating are in process with Solar Source, Green Planet Solar Systems and Coast to Coast Solar.
- Ceiling repair was completed in the clubhouse office.
- Fallen fence piece was reported to Samet who aid he will be out in a few days to repair.
- Carr Heating and Air Conditioning will be here Saturday to review the pool heater to determine if there is and issue causing the breaker to trip.
- ECR 230 Portree windows approved.
- In Sales/Leases Applications:
266 Skyloch Drive West sale in process.

5. New Business:

• Board Director Election / Appointment:

The By-Laws is written in a way in which there is no avenue to replace a board member who resigns. According to Chapter 720 of the Florida Statutes of HOA's, the Board is allowed to appoint a new member.

Following that, Jed introduced Christine Ceranic and asked her to become a member the Board. Christine resides at 141 Portree Dr., and she is a member of several committees within the HOA.

President Jed Lowry asked for a motion to accept Christine Ceranic as the new member of the Board.

MOTION: Dan Borba, seconded by Janice Burke moved to accept Christine Ceranic as a member of the Board.

VOTE: Motion passed unanimously.

6. Updates:

a. Villa Painting Updates - Cheryl Romeo:

- Cheryl corrects a previous statement that she gave in reference to white doors and white trims. After further conversations with the painters, the white doors we are referring to are the front doors. Utility doors within carports will remain the same color as the carport. Cheryl apologizes for the confusion and inconvenience that this could have caused to some residents.
- If someone needs help to prepare their villas, please let Cheryl know.
- Rectifications:
 - White trims
 - Screened areas not included, only the outside walls.
 - Bricks, some people signed up to be painted by Lowe's.
- Everything is going smoothly.
- Portree is finishing and the painters will be heading to the East in about a week and half.

b. **Parking:** We continue to have residents that in spite of having been explained multiple times, they ignore the rules and are parking in the wrong spaces.

c. **Landscaping:** We continue picking up the leaves. Please, put them in a barrel or in a bag and put them in the dumpsters.

d. **Swimming Pool:**

- 261 Portree Drive roommate approved.
- 883 Skyloch Drive South sale approved.
- 249 Skyloch Drive East 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. Only a few new violations were reported.

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

MOTION: Dan Borba, seconded by Cheryl Romeo moved to accept the Manager's Report.

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

3. Financials - Jed Lowry:

- Because today is only the 2nd of the month, financials are not completed, but they will be posted in the web-site for everyone to look.
- We are over budget by \$864.13.
- Because our property insurance is always being paid in advance, it never catches up with the budget until the end of the 12 months. For that, we normally stay a bit in the red until the end of December.

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 March 5, 2026:

President Jed Lowry asked for a motion to approve and wave the reading of the Minutes for the March 5, 2026 meeting.

MOTION: Cheryl Romeo, seconded by Janice Burke made a motion to approve and wave the reading of the Minutes for the March 5, 2026 meeting.

VOTE: Motion passed unanimously.

President Jed Lowry notes that in the website, Minutes are posted in the first page, and Financials are in the second page.

New solar company to look up into the heater. Ever since the main fuses were replaced in the back of the building, the heater didn't work well.

e. Dogs:

Do not let dogs go to the bathroom in other people's yards.
Use common green areas and pick after them.

7. Residents' Comments and Questions:

8. Future Meeting Dates:

- Thursday, May 7, 2026, at 6:00pm will be our next Board Business Meeting.
- Zoom calling will be set-up for people who cannot attend in person.
- After the meeting in May, meetings will be held in Zoom, and we come back here in November.

9. 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 6:35pm

Respectfully submitted:

Stella Moya
Recording Secretary