



Property Owners Association, Inc.

Summer 2022

NEWSLETTER

2022 Board Members

President – Tim Hill
1st VP – Kathleen Myers
2nd VP - Rick Calpitano
Treasurer – Rita Hept
Secretary – Kathleen Myers

A WORD FROM THE PRESIDENT

As the world turns here in Sky Lake, we have experienced our own joys of the world. The property values have skyrocketed. Our community is strengthening with friendships, commitments, and awareness not only in our Sky Lake family but in our city as well. I know that in the last two years I have met new faces, visited more families and have been more involved in our community more than I have in my many years here in Sky Lake.

Overtime, I have seen renovations, additions built on homes, new roofs, driveways, and more modern paint schemes. Our community is positioned in a growing area that is unfolding before our very eyes. The pastures of yesterday are now suitable for living and shopping, but I do miss the cows in our backyard. There are projects in Sky Lake that will add esteem to our aging community, and as you know, there is no stopping progress, growth, development, and of course aging homes or the price of the gas going up at this point in time. Home sales are good, we have equity in our homes that we simply didn't have just a few years ago. Doing a renovation project can possibly fetch a much higher value in your home equity. Protect your investment by taking action and pride in your homes, as well as the community's appearance. If you are not involved in our Sky Lake community, then I invite you to get involved in our community. If you have been involved, I would like to thank you for your help and admiration for our beloved community. United we stand, divided we fall. Do not let our direction be guided by hostility, frustration, and misguided emotions. Please get involved in our community's direction, as well as coming to the Sky Lake POA meetings; speak up, ask questions, and make suggestions to ensure that we all allow Sky Lake to become the best community it can- a community we call home.

Creating harmony is a persistent challenge in the eyes of a president.

Look at your home and think of ways to make a difference. With proper planning, projects can be accomplished efficiently. Planning out larger projects while preparing for them financially will allow the project to become more rewarding.

Thank you for a great start in the year.

Tim Hill, as president of Sky Lake POA I.N.C.



Property Owners Association, Inc.

A NOTE OF RECOGNITION AND APPRECIATION FROM THE PRESIDENT

I would like to take a moment to recognize and thank my fellow board members for all of their hard work, especially the work that goes unseen, behind the scenes. I would like to start by thanking our second Vice President, Rick Calpitano, for donating his workers time and effort to build the steps and install plywood in the Sky Lake shed.

Second, I would like to thank our treasurer, Rita Hept, for stepping up to the plate and taking on the role as treasurer. I know that at first there was a learning curve for her with having to learn QuickBooks, but let me tell you she came out of the gate strong, as the books look the best they have ever been in a long time. As of July 5th, 2022, we only have about \$3,000 owed to the P.O.A. and I know that as I draft this letter, she's making a phone call and sending out letters so for all of your hard work I thank you.

Last, but not least, I would like to recognize our 1st vice president/secretary, Kathleen Myers. Kathleen started out the year as our 1st Vice President, but a few weeks in we lost our secretary, so Kathleen, being the most suitable person, in my opinion, accepted the job and filled the seat. She steps up and does the duties of the 1st V.P. when asked, and for that I thank her for all that she does to help keep us running.

I would also like to give a special thank you to Kathy Cook for all of her hard work and countless hours in helping the Board the past two and a half years. Kathy specifically helped the board get certified in the following documents: "Amended and Restricted Declaration of Protective Covenants and Restrictions for Sky Lake", the "Amended and Restated By-Laws of Sky Lake Property Owners Association Inc." and the "Amended and Restated Articles of Incorporation of Sky Lake Property Owners Association Inc." Kathy has been very dedicated to our Sky Lake community and families for many years, and for that I thank her.

I would like to recognize and thank Nancy Cook and John Vanderschaaf, as well as anyone else who assisted the board with collecting votes for the much-needed document updates.

Lastly, I would also like to thank those members that have volunteered their time to be a part of the aesthetics group. Although anonymous, just know that I do recognize and appreciate the time that you commit to our Sky Lake Community.

Thank you for a great start in the year.

Tim Hill, as president of Sky Lake POA I.N.C.



NEWS and INFORMATION

Sky Lake Articles of Incorporation and Declaration of Protective Covenants and Restrictions

Results and What This Means to you

Summary of the New Documents: Articles of Incorporation and Declaration of Protective Covenants and Restrictions for Sky Lake

Quorum - A quorum shall consist of persons entitled to cast thirty percent (30%) of the votes of all Association Members, either in person or by proxy.

Assessments - Any and all assessments made by the Association in accordance, with the provisions of this Declaration or any of the Sky Lake Documents with interest thereon at the maximum rate permitted by law, late fees, and costs of collection, including, but not limited to, reasonable attorneys' fees as hereinafter provided are hereby declared to be a charge and continuing lien on the Lots.

Unless otherwise determined by the Board of Directors, the Individual Residence Assessments shall be payable yearly on the first day of March of each year.

The Association may also levy special assessments for common expenses of emergencies, and for other expenses which cannot be paid from the annual assessments for common expenses or for which the annual assessments for common expenses are inadequate. any Special Assessment which exceeds a total amount of Fifteen Thousand Dollars (\$15,000.00) shall require the approval of a majority of Owners present in person or by proxy at a meeting in which a quorum is obtained or if the vote is by written consent in lieu of a meeting, then a majority of the total number of written consents received from Owners as long as the Association receives enough consents to constitute a quorum of the members.

Homes Sales - Each Owner who purchases or acquires title to a Lot in Sky Lake shall pay to the Association at the time legal title is conveyed to such Owner a "Working Capital Contribution." The Working Capital Contribution shall be in the amount of \$1,000.00. Sale or other Transfer of Title. An Owner intending to make a bona fide sale or other transfer of title of his/her Lot or any interest in it shall give to the Board of Directors notice of such intention, together with the name and address of the intended purchaser or recipient of title, an executed copy of the purchase contract and its exhibits, such other information concerning the intended purchaser or transfer and the transaction as the Board of Directors may reasonably require and the application fee. The Board may require, without limitation, credit history, a criminal background investigation, past residency or employment verification, personal references, and a personal interview with the purchaser(s) and all proposed occupants of the Lot.

Leasing of property - No portion of a Lot and Residence (other than an entire Lot and Residence) may be rented, and all leases shall comply with the following provisions:

No Owner may lease, renew a lease, or extend a lease of a Lot without the prior written approval of the Association which authority may be delegated to a committee or agent. No person may occupy a Lot as a tenant, family member of a tenant, or otherwise without prior written approval of the Board of Directors.



Guests and Occupants. All occupants of a Lot must obtain prior written approval of the Board of Directors before occupying the Unit, except for guests of a Unit Owner or approved tenant. Individuals and guests, other than Unit Owners and approved tenants, staying in a Lot for more than ninety (90) consecutive or non-consecutive days in a twelve-month period shall be considered a tenant and shall be subject to approval by the Association in accordance with this Article XII

Leases or rentals of a Lot shall not be for less than or more than twelve (12) months. Daily and weekly leases and rentals are prohibited. No individual rooms may be rented, and no transient tenants or occupants may be accommodated. A Rent-sharing and subleasing is prohibited.

No more than 15% of the Lots within the Community may be leased at any one time. If a prospective lease will cause the total number of rentals to exceed 15% within the Community, then the prospective lease will not be approved.

An Owner desiring to lease his Lot, shall give to the Association notice of such intention together with a copy of the proposed lease, the name of the proposed lessee(s) and all proposed occupants, a completed application and any other information requested by the Association. The Association has the right to require that a substantially uniform form of lease be used and require such other information from the proposed tenant and all proposed occupants as the Board deems appropriate under the circumstances. The Board has the right to conduct background searches on the proposed tenant and their spouse, if applicable, and all proposed occupants of the Lot. The Board may require an interview of any proposed tenant and their spouse, if any, and all proposed occupants of a Lot, as a condition for approval.

The Association shall have thirty (30) days from the receipt of notice and all information required within which to approve or disapprove of the proposed lease or proposed lessees or occupants.

Notices - Any notice or other communication required or permitted to be given or delivered hereunder shall be deemed properly given and delivered upon the mailing thereof by United States mail, postage prepaid or electronic mail to an authorized electronic mail address, to: (i) any Sky Lake Owner, at the address of the person whose name appears as the Sky Lake Owner on the records of the Association at the time of such mailing and, in the absence of any specific address, at the address of the Residence owned by such Sky Lake Owner.

Rental Properties

Throughout the Skylake Community, there are homes that are rental properties.

In accordance with the Skylake POA Rules and Regulations:

Lease Document - it is the property owner's responsibility to update the board and provide the required documents before the lease is signed.

Criminal Background Check – will be done for all tenants 18 years old and older who will be residing on the rental property prior to their potential move in date. The Sky Lake Board will provide this service at the Property Owners expense. Upon request, The Board can also provide a Credit Check at the Property Owners expense.

If you have not updated your rental agreements with the board, please do so immediately.



Sidewalks & Streets

With so many of residents out walking and children riding bikes/scooters, it's important the sidewalks are well maintained and don't become a safety hazard. **Please do not block** the use of the sidewalk with your vehicle.

Painting? Replacing a Fence? New Roof? Updating the Landscaping?

***Any exterior changes or modifications MUST be approved by the Sky Lake Board P.O.A. of Directors prior to the project commencing.**

Architectural Review Form must be filled out and sent to the board for review thirty (30) days before the work is scheduled to begin. The form must be approved by the P.O.A. before the work can commence.

- Paint - include samples and a diagram with description of color placement (doors, trim, and stucco)
- Fences - type of fencing materials, heights, colors, survey, permit(s) from City of Boynton Beach, and landscaping
- Landscaping - drawing of plant placement, description of plants and plant material used
- Driveways - type of driveway materials being used including color, design, and permit from the City of Boynton Beach
- Roofs - type of roofing materials and color, and a copy of the permit from the City of Boynton Beach
- Electrical Fixtures - description of fixture and maximum wattage, and permit

It is the owner's responsibility to obtain all and/or any of the necessary documents/permits from the city, county, and state authorities.

*The above list is not inclusive.

For additional information and to view/print the form, please visit the Skylake website (website at <https://skylakepoainc.com/documents>), under the Documents tab.

Homeowner's Insurance

Is your insurance company dropping your homeowner's insurance due to your old roof?

Alan Rhodes is a Sky Lake resident for 5 years and it happened to him!

If you are in the market for a new roof or windows and would like to know why you are getting a wide range of pricing from different contractors, please give him a call. He would be happy to show you different products and materials and go step by step through the replacement process. What is most important to us is that you are choosing what is right for you and your home.

Sky Lake homeowners will receive a discounted rate. To set up a free roof inspection or an appointment please call Alan at 561-704-7144.



Landscape Irrigation Rule

The South Florida Water Management District (SFWMD) Year-Round Landscape Irrigation Rule permits up to three days per week of watering in Palm Beach County. Odd-numbered addresses may water lawns and landscapes on Mondays, Wednesdays and/or Saturdays. Even-numbered addresses may water on Tuesdays, Thursdays and/or Sundays. ***All watering should be done ONLY before 10:00 AM or after 4:00 PM***

Garbage Cans/Vegetation /Bulk and Trash Pick Up

*****According to Sky Lake Rules & Regulations #7 - All garbage cans and/or trash receptacles shall be stored out of eyesight from the street when not in use on garbage collection days.***

*Vegetation /Bulk, Recycle, and Trash Pick Up – Mondays

*Trash Only Pick Up - Thursdays

According to the Boynton Beach City's website:

Please contact Public Works at 561.742.6200 or PWAdmin@bbfl.us with any questions.

Preparing Your Vegetation for Pick-Up



Vegetation piles of up to 3 cubic yards will be picked up weekly. Large tree stumps and trunks (larger than 4" in diameter) require a special pick-up.

- Cut large vegetation into 4' lengths.
- Place grass clippings, leaves, and other loose yard waste in heavy-duty plastic trash bags or separate containers.
- Set vegetation at the curb after 6:00 p.m. the day before your scheduled pick-up day.
- Leave 3' around each pile and any obstructions, such as mailboxes, cars, or recycling bins.
- Remove loose or small debris from piles

Bulk trash and vegetation must be separated for pick-up. The city identifies these piles with red paint that are not compliant. An explanation of the violation will be placed on your door and include a price quote. If the violation is not corrected within 24 hours, the pile will be removed, and your water bill will be charged additional fees.



1st Tuesday of every month at the Sky Lake Park Shed

Any changes to the date, time, and/or location will be posted on our Sky Lake sign located at the entrance of NW 11th Street.

Sky Lake POA Mailing Address -

845 NW 9th Way
Boynton Beach, FL 33426

Sky Lake POA E-MAIL Addresses

board@skylakepoainc.com

Used to contact the P.O.A. Board

resales@skylakepoainc.com

Used to inquire about annual dues and Estoppel requests for resales

review@skylakepoainc.com

Used for Architectural Review and Correspondence with the Aesthetics Group

***Sky Lake Website ***

<https://skylakepoainc.com/> or from your web browser: skylake poa boynton beach

At the website you will find the following information:

- *Architectural Review Form
- *Tennis Court Key Request
- *Assessment Payments
- *Rules & Regulations
- *Board Meetings Minutes
- *Project information