

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, OCTOBER 14, 2024

- I. CALL TO ORDER** – A Regular Meeting of the San Marino Bay Condominiums Association Board of Directors was called to order by Kenny Jenkins, President, on the above date at 6:38 PM at the Blount Curry Funeral Home, 6802 Silvermill Dr., Tampa, Florida 33635.
- II. ROLL CALL** – Directors Present: Deborah Corbett, Kenny Jenkins, and Janice Saavedra. Quorum met.
Directors Not Present: Daniel (Dan) Diaz
Others Present: Association Manager Ron Trowbridge
- III. READING & APPROVAL OF MINUTES**
On MOTION by Kenny Jenkins to waive reading and approve, duly seconded by Deborah Corbett, the Board unanimously agreed to waive reading of the minutes of the September 9, 2024, Organizational and Regular Board Meeting and approve the minutes as submitted.
- IV. APPOINTMENT OF DIRECTOR TO FILL DIRECTOR VACANCY**
On MOTION made by Kenny Jenkins to appoint Jack Mills, duly seconded by Deborah Corbett, the Board unanimously appointed Jack Mills to fill the unexpired term of the previously resigned Jodee Rucker.
- V. MANAGEMENT REPORT**
- A. Financial.** The September 2024 Financial Report has been delayed due to Hurricane Milton and will be provided next week. The Manager updated the Board on collection actions. Approximately \$ 21,000 has been collected from delinquent owners. The financial audit for 2023 remains on-going. Management will meet with Chase Bank and perhaps Fifth Third Bank to look into establishing a savings account to provide full FDIC coverage on current fund balances.
- B. Enforcement/Legal Matters.** Rules violations observed by Directors were reported to management. Dog barking remains an issue at one address and follow up enforcement action is required. Also, an unauthorized resident and unclaimed dog may be residing in a unit. The updated version of the Rules and Regulations in an alternate format remains in final draft pending approval of additional rules and amendments. Mediation remains pending on a violation manner.
- C. Common Elements-Shared Facilities.** The Manager updated the Board on common grounds maintenance. Quotes on repairs to the retention pond retaining wall are pending. Palm fertilization is pending as is pruning back of palms pressing up against exterior walls. The fountain contractor reset the fountain controller and timer, however, replacement may be necessary. The decorative post for the stop signs is too expensive and the plan now is to install standard stop signs and posts at the intersection of La Mirage and St Tropez.
- D. Common Elements-Non- Shared Facilities.** The Manager updated the Board on non-shared facilities. A post hurricane inspection is required of yard lights along the lake. For restoration of privacy, a row of podocarpus shrubs will be planted along the eastern edge of the deck 10412 St Tropez. Kenny Jenkins reported a number of landscaping issues requires attention.
- E. Building Maintenance.** Management reported that the painter will be scheduled to paint the sections of new flashing to match the roof tile color following completion of the latest list of roof repairs. Blue tile reveal repairs on select buildings and locations remain pending. On MOTION to approve by Kenny Jenkins, duly seconded by Deborah Corbett, the Board unanimously agreed to contract with Erwin Electric to replace the meter bank at the western end of the condo building with address 10433 St Tropez. A second quote for termite tent fumigation of two adjacent buildings is pending. Small stucco repair at 10439 La Mirage has been completed. The homeowner planning to replace his rear wood deck will need to remove the deck boards in order to allow inspection of ground drainage under the deck.
- VI. GENERAL REPORTS**
- A. Landscape Committee.** Photographs of Board approved plantings are pending for the website.
- B. Newsletter Committee.** There was no report. Jodee Rucker earlier requested updated information from the meeting to insert into the next edition.

VII. UNFINISHED BUSINESS

- A. Rental Amendment.** The Manager updated the Board on the status of the amendment approval. Additional unit approvals are required.
- B. Building Colors and Mailboxes.** A survey of the membership is pending to determine ownership interest in changing building colors and mailboxes. These initiatives are material modifications requiring membership vote.

VIII. NEW BUSINESS

- A. Hurricane Damage.** The Board and Management discussed the extent of hurricane damage in the community. A number of 4-foot black aluminum fence sections were displaced by a fallen palm, portions of the perimeter fence with North Bay Village Condos downed by wind, some roof tile issues, and shingles blown off of the bulletin board kiosk. A number of tree limbs were damaged and require removal. A handful of owners with rear fenced courtyards had fence sections blown over and require owner repair. Another owner will need to replace a damaged deck privacy screen.
- B. General.** Bees were reported at 10494 St Tropez. Kenny Jenkins will repair the mailboxes at 10410/12 La Mirage. Director Kenny Jenkins expressed continuing concern regarding irrigation system maintenance. Mr. Jenkins also addressed Association expectations when an owner replaces approved windows, specifically that the building exterior must be restored to pre-install condition. Owners will need to be reminded that gutter cleaning is Owner responsibility.
- C. 2025 Budget.** The Manager introduced a proposed 2025 budget to the Board for discussion.
- D. Events.** The Community Garage Sale date was set as November 2, 2024.
- E. Approval of Sales/Leases/Additional Occupants.** The sale of 10420 St Tropez with contingency was approved.
- F. Owner Input.** Members in attendance were invited to comment on agenda items. Owners expressed concern over the 2025 budget draft and pending roof repairs. Attendees and the Board discussed mailbox alternatives. An owner reminded management that reimbursement for a repaired mailbox is required from a nonresident driver.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:45 PM.

Approved by the Board on November 11, 2024