

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, JANUARY 12, 2026

- 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 6:30 PM at the Blount Curry Funeral Home, 6802 Silvermill Dr., Tampa, Florida 33635.
- II. ROLL CALL** – Directors Present at Call to Order: Dan Diaz, Kenny Jenkins, and Jack Mills. Deborah Corbett by Conference Phone
Directors Not Present: Janice Saavedra
Others Present: Newsletter Committee Chair Jodee Rucker, Zoom Committee, and Association Manager Ron Trowbridge
- III. READING & APPROVAL OF MINUTES**
On MOTION by Dan Diaz, duly seconded by Jack Mills, the Board unanimously agreed to waive reading and approve the minutes as submitted of the December 8, 2025, Regular Board Meeting.
- IV. MANAGEMENT REPORT**
A. Financial. The December 2025 Financial Report was previously provided to the Board. The Manager updated the Board on the status of accounts and reported on collection actions.
B. Enforcement/Legal Matters. The Board and Manager reviewed the updated violations listing.
C. Common Elements-Shared Facilities. Scheduling of the pond rip rap installation remains pending as does palm trimming and select palm replacement. Inoperable irrigation zones remain an issue. A recent invoice for irrigation service remains disputed. Tigris is eradicating the ferns around the retention pond.
D. Common Elements-Non- Shared Facilities. The Manager updated the Board on non-shared facilities.
E. Building Maintenance. Blue tile reveal repairs on select buildings and locations remain pending. Director Kenny Jenkins has obtained quotes for reroofing select buildings in a new tile option. The Board continued to discuss a phased re-roofing project. Quotes will be obtained for a domestic tile product in lieu of Brazilian tile. Painting of recent stucco repairs as well as select pressure washing of building mildew are being scheduled.
- V. GENERAL REPORTS**
A. Newsletter Committee. Jodee Rucker reported 49 electronic subscribers and an opening rate of 75%.
B. Zoom Committee. The Committee membership was confirmed to be Shaun Marie Souve, Irv Nelson, Deborah Corbett, James Yoakum, and Marlo Smith-Tejera. The Committee presented policy suggestions to the Board and displayed select zoom equipment.
C. Landscaping Committee. The Committee membership was confirmed to be Irv Nelson, Marlo Smith-Tejera, Jack Mills and Mark Mroczkowski.
- VI. UNFINISHED BUSINESS**
Management is preparing future correspondence to Condo 6 suggesting they enjoin with the Associations as well as correspondence to Colony Bay One regarding conditional transfer of ownership of the seawall along the lake frontage to Colony Bay One.
- VII. NEW BUSINESS**
A. Approval of Sales/Leases/Additional Occupants. A tenant at 10410 La Mirage has been approved.
B. Owner Input. Members in attendance were invited to comment on agenda items.
- VIII. ADJOURNMENT**
There being no further business, the meeting was adjourned at 8:00 PM.