

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, MARCH 9, 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 6:33 PM at the Blount Curry Funeral Home, 6802 Silvermill Dr., Tampa, Florida 33635.
- II. ROLL CALL** – Directors Present: Deborah Corbett, Dan Diaz, Kenny Jenkins, and Jack Mills
Director Not Present: Janice Saavedra
Others Present: Newsletter Committee Chair Jodee Rucker 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 minutes as submitted of both the March 3, 2026, Special Board Meeting and the February 9, 2026, Regular Board Meeting.
- IV. MANAGEMENT REPORT**
- A. Financial.** The February 2026 Financial Report was previously provided to the Board. The Manager updated the Board on the status of accounts and 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 and has been delayed by the low water level in the pond which restricts floating the barge. A lawn service contract with Crosspointe has been finalized. The recently installed palm requires straightening following heavy winds. The adjacent palm remains in need of trimming. Croaking toads around the pond have created a noise nuisance.
- 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. Painting of recent stucco repairs have been completed. Pressure washing of select building mildew remain scheduled.
- V. GENERAL REPORTS**
- A. Newsletter Committee.** Jodee Rucker updated the Board on recent and planned newsletters. The Board discussed possible procedures for implementing Board pre-approval of Newsletters prior to publishing
- B. Zoom Committee.** There was no report. A Special Board meeting will be scheduled for membership input.
- C. Landscaping Committee.** The Committee updated the Board on recent meetings with the new lawn contractor. A great deal of property cleanup is ongoing.
- VI. UNFINISHED BUSINESS**
An initiative to suggest Condo 6 enjoin with the Associations is on hold. A new Condo 6 Manager is on board. Correspondence to Colony Bay One is on hold regarding conditional transfer of ownership of the seawall along the lake frontage to Colony Bay One.
- VII. NEW BUSINESS**
- A. Approval of Building Reroof.** The Board discussed the reroofing plans for three buildings. Director Jenkins reported that at the special Board meeting last week, a large majority of unit owners favored the Perkus tile roofing option. On MOTION by Dan Diaz, duly seconded by Jack Mills, the Board unanimously agreed to contract with Five Star Roofing for the reroofing of building 1, 2, and 5 in the Perkus porcelain clay tile at the bid price of \$ 105,642 per building. Funding will be drawn from the existing pooled reserve account.
- B. Approval of Sales/Leases/Additional Occupants.** The sale of 10444 St Tropez has been approved.
- C. Owner Input.** Members in attendance were invited to comment on agenda items.
- VIII. ADJOURNMENT**
There being no further business, the meeting was adjourned at 7:48 PM.