

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.

MONDAY, APRIL 13, 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: Deborah Corbett, Kenny Jenkins, Jack Mills, and Janice Saavedra
It was noted that Director Dan Daz has resigned from the Board
Director Not Present: None
Others Present: Newsletter Committee Chair Jodee Rucker and Association Manager Ron Trowbridge
- III. READING & APPROVAL OF MINUTES**
On MOTION by Jack Mills, duly seconded by Kenny Jenkins, the Board unanimously agreed to waive reading and approve minutes as submitted of the March 9, 2026, Regular Board Meeting.
- IV. MANAGEMENT REPORT**
A. Financial. The March 2026 Financial Report was previously provided to the Board. The Manager updated the Board on the status of accounts and collection actions. A Federal tax filing extension was filed and a federal tax deposit was made pending final calculation of 2025 federal taxes. Insurance renewals are under review.
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 due to low pond water level. The palm at 10450 St Tropez remains in need of trimming.
D. Common Elements-Non- Shared Facilities. The Manager updated the Board on non-shared facilities.
E. Building Maintenance. Reroofing of buildings 1, 3, and 5 is scheduled to commence at the end of the month. Pressure washing of select building mildew remain scheduled. A bee hive has been treated at 10479 St Tropez.
- V. GENERAL REPORTS**
A. Newsletter Committee. Jodee Rucker updated the Board on recent and planned newsletters.
B. Zoom Committee. The committee conducted a survey of owner interest in zoom meetings and reported significant interest from those survey responders. The Board continues to review proposed policy.
C. Landscaping Committee. The Committee updated the Board on contract landscaping. Better communication with the committee is required from the contractor.
- VI. UNFINISHED BUSINESS**
An initiative to suggest Condo 6 enjoin with the Associations is on hold. 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. Appointment of Director. On MOTION by Kenny Jenkins, duly seconded by Deborah Corbett, the Board unanimously appointed Shaunmarie Souve, to the Board of Directors as Vice President to complete the unexpired term of the resigned Dan Diaz.
B. Approval of Sales/Leases/Additional Occupants. The sale of 10488 St Tropez has been approved as has a lease at 10482 St Tropez. A lease at 10435 St Tropez was disapproved pending confirmation of adequate floor soundproofing.
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 7:38 PM.