

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, MARCH 10, 2025

- 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, Dan Diaz, Kenny Jenkins, Jack Mills, and Janie Saavedra
Directors Not Present: None
Others Present: Newsletter Editor Jodee Rucker and Association Manager Ron Trowbridge
- III. READING & APPROVAL OF MINUTES**
On MOTION by Jack Mills, duly seconded by Janice Saavedra, the Board unanimously agreed to waive reading of the minutes of the February 10, 2025, Regular Board Meeting and approve the minutes as submitted.
- IV. MANAGEMENT REPORT**
- A. Financial.** The February 2025 Financial Report has been provided the Board. The Manager updated the Board on status of accounts and collection actions. The Accountant reports the 2024 Audit is nearing completion.
- B. FDIC Accounts.** The purchase of an additional CD account for reserve funds is pending.
- C. Enforcement/Legal Matters.** Rules violations observed by Directors were reported to management. Unapproved additional occupants and unauthorized visitor parking remains concerns.
- D. Common Elements-Shared Facilities.** The Manager updated the Board on common grounds maintenance. Additional quotes on repairs to the retention pond retaining wall remain pending. Removal of palms pressing up against exterior building walls has been bid. David Henry of Baycut appeared at the meeting to advise the Board of Baycut’s merger with Landscape Workshop.
- E. Common Elements-Non- Shared Facilities.** The Manager updated the Board on non-shared facilities.
- F. Building Maintenance.** Blue tile reveal repairs on select buildings and locations remain pending. Erwin Electric has been provided a punch list for their replacement of the meter bank at the western end of building 3. Drywood Termite tent fumigation has been completed at buildings 2 and 3. The rear wood deck at 10452 St Tropez has yet to be repaired/replaced. Roof repairs remain on-going. Roof tile cleaning has been quoted and the possible application of a sealer on the roof tile is being considered. Recovery of the cost to replace a downed mailbox is pending. Reimbursement to the Association for costs in repairing irrigation damage due to an owner’s fence replacement is pending. Kenny Jenkins provided management a contractor name for repair of stucco cracks.
- V. GENERAL REPORTS**
- A. Landscape Committee.** Photographs of Board approved plantings are pending for the website.
- B. Newsletter Committee.** Jodee Rucker updated the Board on newsletter publications.
- VI. UNFINISHED BUSINESS**
- A. Building Colors and Mailboxes.** A survey of the membership remains pending to determine ownership interest in changing building colors and mailboxes. These initiatives require membership vote.
- VII. NEW BUSINESS**
- A. Insurance Renewal.** The Board discussed on-going efforts for procuring renewal insurance policies.
- B. Electric Vehicle Policy.** Second drafts of an electric vehicle policy were presented by management and Janice Saavedra. Drafts include the requirement to remove electric vehicles from the Condominiums during hurricane events due to fire hazards.
- C. Approval of Sales/Leases/Additional Occupants.** There was no report.
- D. Owner Input.** Members in attendance were invited to comment on agenda items.
- VIII. ADJOURNMENT**
There being no further business, the meeting was adjourned at 7:42 PM.

Approved by the Board on April 14, 2025