

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, JULY 14, 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 6:31 PM at the Blount Curry Funeral Home, 6802 Silvermill Dr., Tampa, Florida 33635.
- II. ROLL CALL** – Directors Present: Dan Diaz, Kenny Jenkins, and Janice Saavedra
Directors Not Present: Deborah Corbett and Jack Mills. Others Present: Association Manager Ron Trowbridge
- III. READING & APPROVAL OF MINUTES**
On MOTION by Dan Diaz, duly seconded by Kenny Jenkins, the Board unanimously agreed to waive reading of the minutes of the June 9, 2025, Regular Board Meeting and approve the minutes as submitted.
- IV. MANAGEMENT REPORT**
A. Financial. The June 2025 Financial Report has been provided 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. The Manager and Kenny Jenkins updated the Board on common grounds maintenance. Kenny Jenkins will meet with Condo 6 President regarding their monetary contribution to the retention pond seawall repairs. Hecker Construction is obtaining the required permit for the retention wall replacement. Removal of ferns around the retention pond is being scheduled. No swimming signs are ordered.
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. The rear wood deck at 10402 La Mirage has been repaired by the owner. Roof tile cleaning is ongoing. Kenny Jenkins has met with Think utilities to establish a common water meter installation specification. The owner at 10480 St Tropez has been notified to repair unit plumbing leaks which are affecting the downstairs unit. A contract with a new dog waste station servicing company has been signed.
F. Annual Membership Meeting. The Manager updated the Board on the upcoming annual membership meeting on September 8, 2025. First Notices of Meeting have been distributed. The terms of Directors Deborah Corbett, Dan Diaz, and Jack Mills are expiring.
- V. GENERAL REPORTS**
A. Insurance. Flood Insurance has been bound. The Manager suggested the Association continue to secure excess flood insurance coverage for five high valued buildings as has been the course over the past years. On MOTION by Dan Diaz, duly seconded by Kenny Jenkins, the Board unanimously agreed to secure excess flood coverage in order to cover full replacement value. At the upcoming annual membership meeting, the insurance Agent will go over what is covered by the Association policy versus what coverage the owners should obtain for their unit contents.
B. Newsletter Committee. Jodee Rucker updated the Board on the newsletter.
- VI. UNFINISHED BUSINESS**
There was no unfinished business.
- VII. NEW BUSINESS**
A. General. Director Janice Saavedra has presented a revised standard logo for the Association. Director Kenny Jenkins expressed concern over a number of issues with Condo 6 building appearance including dirty roofs, cracked stucco, and patchy repainting. Management will forward the concerns to Condo 6 management.
B. Approval of Sales/Leases/Additional Occupants. Applications for additional occupancy approvals are being processed for two units.
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 7:40 PM.