

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

MONDAY, JULY 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 at Call to Order: Deborah Corbett, Kenny Jenkins, Jack Mills (Conference Phone), and Shaunmarie Souve (Conference Phone)
Others Present: Landscape Committee Members Irv Nelson and Mark Mroczkowski, Newsletter Editor Jodee Rucker, and Manager Ron Trowbridge
- III. READING & APPROVAL OF MINUTES**
On MOTION by Deborah Corbett, duly seconded by Kenny Jenkins, the Board unanimously agreed to waive reading and approve minutes as submitted of the June 8, 2026, Regular Board Meeting.
- IV. MANAGEMENT REPORT**
A. Financial. The June 2026 Financial Report was previously provided to the Board. The Manager updated the Board on the status of accounts and collection actions. The 2025 Audit is completed and will be available this week. Federal Tax Return is filed.
B. Enforcement/Legal Matters. The Board and Manager reviewed the updated violations listing. The Condo rules and regulations posted on the website will be reviewed to ensure recent amendments are posted.
C. Common Elements-Shared Facilities. Pond rip rap installation has been scheduled. The fountain and bubblers have been pulled to provide clearance for rip rap installation. Hecker Construction remains in frequent contact with Director Jenkins and the Manager to coordinate the rip rap project. Approved palm trimming at \$ 3500 has not been scheduled yet. The Manager is attempting to establish dialogue with the new Condo 6 Manager.
D. Common Elements-Non- Shared Facilities. The Manager updated the Board on non-shared facilities. Director and Treasurer Deborah Corbett will look into the bag charges invoiced by the dog poop vendor. Director Kenny Jenkins reported that the cove of the lake adjacent to San Marino Bay remains littered in trash and there are continuing algae blooms. The Manager will again contact the master association regarding these issues.
E. Building Maintenance. Final contractor payment for the re-roof of the three buildings is pending receipt of lien waivers from suppliers. New wind mitigation inspections will be ordered for the three re-roofed buildings. Pressure washing of select building mildew remain on hold pending lifting of County water restrictions. Blue tile repairs remain pending on select buildings.
F. Annual Membership Meeting. The Manager updated the Board on the September 14, 2026, Annual Meeting plans.
- V. GENERAL REPORTS**
A. Newsletter Committee. Editor Jodee Rucker updated the Board on the newsletter publications.
B. Zoom Committee. Irv Nelson updated the Board on the acquisition of zoom equipment.
C. Landscaping Committee. Committee member Irv Nelson updated the Board on contract landscaping including irrigation issues. There remain some concerns regarding efficient communication with the contractor.
D. Cane Toad Nuisance. The contractor has modified the schedule of visits to work around the rip rap project.
E. Future Re-roofing Plans. A search is continuing to obtain quotes for the financing of re-roofing of the remaining nine buildings.
- 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. Approval of Sales/Leases/Additional Occupants. A lease at 10444 St. Tropez was approved.

B. Owner Input. Members in attendance were invited to comment on agenda items. Flag pole positioning on condo exteriors and possible changes to the standard landscape edging and exterior unit lighting were discussed. An Owner requested clarification on the allowable field of view of owner installed exterior cameras.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:53 PM.

Board Approved on August 10, 2026