

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

MONDAY, MAY 11, 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
Janice Saavedra appeared at 7:05 PM for vote on Pet Rules
Others Present: Landscape Committee Member Irv Nelson and Manager Ron Trowbridge
- III. READING & APPROVAL OF MINUTES**
On MOTION by Shaunmarie Souve, duly seconded by Kenny Jenkins, the Board unanimously agreed to waive reading and approve minutes as submitted of the April 13, 2026, Regular Board Meeting.
- IV. MANAGEMENT REPORT**
A. Financial. The April 2026 Financial Report was previously provided to the Board. The Manager updated the Board on the status of accounts and collection actions. Insurance renewals are being bound.
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 has commenced. For the reroof project, temporary driveway parking restrictions were discussed as well as alternate parking locations to allow building clearance during reroofing. Exterior stucco repairs are underway on buildings being reroofed. Pressure washing of select building mildew remain scheduled.
F. Website. The Manager updated the Board on the addition of a private portal to the website.
G. Telecommunication License Renewals. The Manager updated the Board on pending receipt of licensing fees from Frontier and Spectrum
- V. GENERAL REPORTS**
A. Newsletter Committee. There was no report.
B. Zoom Committee. The Board continues to review proposed policy.
C. Landscaping Committee. The Committee updated the Board on contract landscaping. Quotes for landscaping plantings have been obtained.
- 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. Pet Policy. On MOTION by Shaunmarie Souve, duly seconded by Deborah Corbett, the Board on a vote of three (3) FOR (Corbett, Saavedra, Souve) and two (2) AGAINST (Jenkins and Mills) approved the forwarding of the proposed pet policy changes to the Attorney for review and preparation of amendment language to present to the membership at the upcoming annual membership meeting.
B. Approval of Sales/Leases/Additional Occupants. There were none since the last Board Meeting.
C. General. Kenny Jenkins expressed concern over the number of unauthorized potted plants being displayed on common grounds and would like to see them removed. Mr. Jenkins also reported there was much debris in the lake along the cove and the Master Association should be informed of the need for cleanup. Mr. Jenkins also reported algae in the retention pond. Management will the inform the Master and the pond contractor. Deborah Corbett informed the Board of debris left by the roofing crew and wishes to have emails of all owners and residents.

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 7:20 PM.

Board Approved on June 8, 2026

San Marino Bay Condominium Association

PETS

1. **Pets.** A Unit Owner, resident, lessee, or tenant may keep no more than two (2) household pets within a Unit, limited to two dogs, two cats, or one dog and one cat, provided such pets are kept, transported, and walked in accordance with the Association's Rules and Regulations and do not create a nuisance or safety concern.

One dog may not exceed fifty (50) pounds fully grown adult weight. If two dogs are permitted within a Unit, the combined total fully grown adult weight of both dogs may not exceed fifty (50) pounds.

Dogs that have a known history of aggression, biting, or dangerous behavior are prohibited regardless of breed. The following breeds may be restricted based upon safety concerns or insurance requirements: Pit Bull-type dogs, Rottweilers, and Doberman Pinschers. The Board reserves the right to restrict additional breeds or individual animals based upon documented safety concerns or insurance requirements.

Pets shall not create nuisance conditions including excessive noise, aggression, or unsanitary conditions. Pets shall not exhibit violent or threatening behavior towards people or other pets. The Board may require removal of any pet that violates this policy or poses a threat.

All pets must be registered with the Association and provide current vaccination records, a photograph of the pet, and emergency contact information. Pets residing in Hillsborough County are required to be licensed by Hillsborough County Animal Control Center.

2. Cats shall not be allowed to roam the property unattended. Loose cats are subject to trapping and being turned over to the Humane Society.

3. No exotic pets such as snakes, raccoons, skunks, ferrets, large birds, etc. are permitted.

4. Dogs and cats must be kept on a leash at all times when outside the Condominium Unit.

5. Pet owners are responsible for the waste material caused by their pet and will remove same immediately. Dog waste bags are available at dog waste stations throughout the common elements. Residents must properly remove and store pet waste and such may not be displayed upon the limited or common elements.

6. Any resident who permits their pet to be a continual disturbance to other residents or habitually fails to abide by these Rules & Regulations may be asked to permanently remove such pet from the Condominium property.

7. Pets residing in Hillsborough County are required to be licensed by Hillsborough County Animal Control Center. Pets, when outside the Condominium Unit, must be leashed and must wear the license tag of Hillsborough County.

8. Service and emotional support animals are permitted in accordance with Federal and State Laws and Regulatory Agencies. A satisfactory medical professional certification is required for emotional support animals.

9. Fish aquariums may not exceed 30 gallon capacity without prior Board approval.

5/11/26