

**MEETING MINUTES**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.**  
**MONDAY, DECEMBER 8, 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 at Call to Order: Deborah Corbett, Kenny Jenkins, Jack Mills and Janice Saavedra. Dan Diaz at 6:32 PM  
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 the minutes as submitted of the November 10, 2025, Regular and Budget Adoption Board Meeting.
- IV. MANAGEMENT REPORT**
  - A. Financial.** The November 2025 Financial Report was provided to the Board. The Manager updated the Board on the status of accounts and reported on collection actions.
  - 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 as does palm trimming and select palm replacement. Inoperable irrigation zones remain an issue. A recent invoice for irrigation service is disputed. Tigris will attempt to eradicate the ferns around the retention pond through safe herbicide spray.
  - D. Common Elements-Non- Shared Facilities.** The Manager updated the Board on non-shared facilities. The wood fence between San Marino Bay Condos and the adjacent North Bay Village Condos is scheduled for repair. A return to weekly service for dog waste stations remains under review while twice monthly service continues.
  - E. Building Maintenance.** Blue tile reveal repairs on select buildings and locations remain pending. Director Kenny Jenkins continues to obtain quotes for reroofing select buildings in a new tile option. Mr. Jenkins presented roof tile options to the Board and the Board discussed the possibility of commencing a phased re-roofing project. Stucco repairs are scheduled. The Board noted that the north sides of buildings along Hillsborough Avenue require pressure washing.
- V. GENERAL REPORTS**
  - A. Newsletter Committee.** Jodee Rucker reported that there are 49 electronic subscribers and that the latest opening rate was 70%
- VI. NEW BUSINESS**
  - A. General.** The Board continues seeking a possible new landscaping contractor. The Board is looking into reengaging in talks with Condo 6 to enjoin the Associations. Also, the Board continues looking into a conditional transfer of ownership to colony Bay One of the seawall along the lake frontage to Colony Bay One. Director Kenny Jenkins encouraged the Association members to present ideas to improve the community.
  - B. Community Landscaping.** Discussions remain on-going for establishment of a landscape committee.
  - C. Zoom Meetings.** The Board and owners in attendance discussed options regarding possible zoom meetings. A number of Owners volunteered to research options and present a plan to the Board at a future Board meeting.
  - D. Approval of Sales/Leases/Additional Occupants.** There was no report.
  - E. Owner Input.** Members in attendance were invited to comment on agenda items.
- VII. ADJOURNMENT**  
There being no further business, the meeting was adjourned at 8:05 PM.