

**MEETING MINUTES**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.**  
**MONDAY, FEBRUARY 9, 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: Deborah Corbett, Dan Diaz, Kenny Jenkins, Jack Mills, and Janice Saavedra  
Others Present: Association Manager Ron Trowbridge.  
Newsletter Committee Chair Jodee Rucker at 6:40 PM
- III. READING & APPROVAL OF MINUTES**  
On MOTION by Jack Mills, duly seconded by Dan Diaz, the Board unanimously agreed to waive reading and approve the minutes as submitted of the January 12, 2026, Regular Board Meeting.
- IV. CONTRACTOR PRESENTATION**  
A representative of Jerry’s Roofing presented roofing tile options. The Board discussed the options and additional presentations from other contractors are planned.
- V. MANAGEMENT REPORT**
- A. Financial.** The January 2026 Financial Report was previously provided to the Board. The Manager updated the Board on the status of accounts and collection actions. The CD renewal is being reviewed.
- B. Enforcement/Legal Matters.** The Board and Manager reviewed the updated violations listing. The Board unanimously agreed to have the Attorney forward a demand letter to an owner for repeated failure to comply with demands to remove furniture from common grounds. Another owner will be notified by the Association to conceal trash containers on non-collection days.
- C. Common Elements-Shared Facilities.** Scheduling of the pond rip rap installation remains pending and notice of work regarding the arrival of the barge has been distributed to the Membership. Management is coordinating with the lake maintenance contractor for fountain and bubblers handling during rip-rap work. Select palm trimming has been completed and select palm replacement is on-going. Inoperable irrigation zones are under repair by a new contractor. Cancellation of the lawn service contract with Landscape Workshop is underway. Tigris has sprayed the ferns around the retention pond to kill them off. A quote has been obtained for the possible future installation of another fountain on the eastern edge of the center retention pond.
- 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. Painting of recent stucco repairs as well as select pressure washing of building mildew remain scheduled.
- VI. GENERAL REPORTS**
- A. Newsletter Committee.** Jodee Rucker updated the Board on recent and planned newsletters.
- B. Zoom Committee.** There was no report.
- C. Landscaping Committee.** The Committee is working to establish standards for plantings on common grounds.
- VII. UNFINISHED BUSINESS**  
Management continues preparing future correspondence to Condo 6 suggesting they enjoin with the Associations as well as correspondence to Colony Bay One regarding conditional transfer of ownership of the seawall along the lake frontage to Colony Bay One.
- VIII. NEW BUSINESS**
- A. Approval of Sales/Leases/Additional Occupants.** A tenant at 10426 La Mirage has been approved.
- B. Owner Input.** Members in attendance were invited to comment on agenda items.
- IX. ADJOURNMENT**  
There being no further business, the meeting was adjourned at 8:14 PM.