

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, OCTOBER 13, 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 6:45 PM at the Blount Curry Funeral Home, 6802 Silvermill Dr., Tampa, Florida 33635.
- II. ROLL CALL** – Directors Present: Deborah Corbett, Dan Diaz, and Kenny Jenkins.
Directors Not Present: Jack Mills and Janice Saavedra
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 September 8, 2025, Regular Board Meeting and approve the minutes as submitted.
- IV. MANAGEMENT REPORT**
A. Financial. The September 2025 Financial Report has been provided the Board. The Manager updated the Board on the status of accounts. Director Dan Diaz requested additional information on building maintenance expenses reflected on the report. Management will provide Mr. Diaz a printout of the entire year. The Manager reported on collection actions. On MOTION by Dan Diaz, duly seconded by Kenny Jenkins, the Board unanimously agreed to secure excess flood coverage at less cost than the prior policy. A proposed 2026 Budget was presented which included no increase in the 2025 base operating assessment of \$ 583.00 and a reserve assessment of \$ 304.00 per the reserve study plan. The reserve assessment increases \$ 21 per month from 2025. The next Board meeting will include adoption of the 2026 budget as an agenda item.
B. Enforcement/Legal Matters. The Board and Manager reviewed the updated violations listing. The Board was updated on issues regarding a balcony repair and a leaking bathroom, both issues which affect adjacent units. Speed humps will be ordered for the new stop sign location as a handful of resident are failing to stop.
C. Common Elements-Shared Facilities. The required permit for the retention wall rip rap has been issued. Major removal of ferns around the retention pond has been completed but more detailed work is necessary. No swimming signs as required by the insurance policy have been installed around the pond. Existing asphalt speed humps and the new stop sign line have been painted. Think Utilities has provided a partial audit of private water meter operations. Two private meters will be scheduled for proper installation. Lawn irrigation system inspections are on-going. Palm trimming by Landscape Workshop is being scheduled. Replacement of previously removed palms is being considered.
D. Common Elements-Non- Shared Facilities. The Manager updated the Board on non-shared facilities. The wood fence between San Marino Bay and the adjacent North Bay Village Condos is likely owned by San Marino Bay Condos.
E. Building Maintenance. Blue tile reveal repairs on select buildings and locations remain pending. Five Star Roofing is quoting on replacement of broken roof tiles at building 16. Director Kenny Jenkins reported a number of units where fascia repairs are necessary. Management will contact Five Star for fascia repair quotes. Mr. Jenkins has another stucco contractor to contact for stucco repairs.
- V. GENERAL REPORTS**
A. Newsletter Committee. Following an informational presentation by the Association insurance agent at the annual membership meeting, a summary of insurance coverages required by unit owners will be included in a forthcoming newsletter.
- VI. NEW BUSINESS**
A. General. A request by a unit owner to permit pots and plants to be displayed outside the unit on common grounds was tabled until such time as the entire Board is present and can weigh in on the request which would create a precedent regarding outdoor plantings.

B. Approval of Sales/Leases/Additional Occupants. Approval for additional occupancy was granted for 10432 La Mirage and the sale of 10403 St Tropez was approved.

C. Owner Input. Members in attendance were invited to comment on agenda items.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:22 PM.

Board Approved on November 10, 2025.