

MEETING MINUTES
REGULAR & BUDGET ADOPTION MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, NOVEMBER 10, 2025

- I. CALL TO ORDER** – A Regular and Budget Adoption 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, Kenny Jenkins, Jack Mills and Janice Saavedra. Directors Not Present: Dan Diaz
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 of the minutes of the October 13, 2025, Regular Board Meeting and approve the minutes as submitted. On MOTION by Jack Mills, duly seconded by Kenny Jenkins, the Board unanimously agreed to waive reading of the minutes of the October 13, 2025, Annual Membership Meeting and approve the minutes as submitted.
- IV. MANAGEMENT REPORT**
 - A. Financial.** The October 2025 Financial Report was provided the Board. The Manager updated the Board on the status of accounts and reported on collection actions. The Board took no action on the insurance quote for property coverage of the concrete retention wall along sunset lake as coverage was considered unnecessary. The Manager provided a quick summary of the Shared Facilities Agreement with Condo 6 and reported that he has reminded management of Condo 6 of the correct relationship between the two associations, specifically that San Marino Bay Condos is not a master association for Condo 6.
 - B. Enforcement/Legal Matters.** The Board and Manager reviewed the updated violations listing. Additional speed humps were installed at the stop sign.
 - C. Common Elements-Shared Facilities.** Scheduling of the pond rip rap installation remains pending. Director Jenkins suggested the landscaper be informed of the planned rip rap staging areas in order to protect irrigation heads from the off loading of rock. Removal of ferns around the retention pond is nearing completion. Two private meters have been reinstalled according to the new specs for ground installation. Palm trimming by Landscape Workshop remains scheduled. A quote for replacement of previously removed palms is being reviewed. A property walkthrough with Landscape Workshop is planned. Inoperable irrigation zones remain a critical concern. Director Jenkins noted that the landscaper needs to restore suitable sized beds around the palms. Canary Date Palms have received their quarterly treatment.
 - 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 requires repair. Director Jack Mills reported that he has observed teens cutting through San Marino Bay and sneaking through the broken fence onto North Bay Village property. Director Jenkins will coordinate the fence repair. Doody Calls has suggested returning to a weekly service to dog waste stations. Director Corbett will observe the situation over the next few days to confirm a weekly schedule is required.
 - E. Building Maintenance.** Blue tile reveal repairs on select buildings and locations remain pending. Five Star Roofing has repaired broken roof tiles at building 16. Director Kenny Jenkins is obtaining quotes for fascia repairs and pricing for reroofing select buildings in a new tile option. A stucco contractor is submitting a quote on stucco repairs.
- V. GENERAL REPORTS**
 - A. Newsletter Committee.** Jodee Rucker reported that there are 50 electronic subscribers and that the latest open rate was 75%

VI. NEW BUSINESS

A. General. The Board is looking onto a possible new landscaping contractor. The Board will contact Condo 6 to possibly reengage in talks to enjoin the Associations. Also, the Board will look into a conditional transfer of San Marino Bay Condos ownership of the seawall along the Colony Bay One lake frontage to Colony Bay One.

B. Community Landscaping. Discussion remains on-going regarding the establishment of a landscape committee.

C. Adoption of the 2026 Budget. On MOTION by Kenny Jenkins, duly seconded by Jack Mills, the Board adopted the 2026 budget which included no increase in the 2025 monthly base operating assessment of \$ 583.00 or the 2025 monthly reserve assessment of \$ 283.00.

D. Approval of Sales/Leases/Additional Occupants. The sale of 10418 St Tropez was approved.

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 8:14 PM.

Board Approved on December 8, 2025.