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

MONDAY, JUNE 8, 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

Others Present: Landscape Committee Member Irv Nelson, Newsletter Editor Jodee Rucker, and Manager Ron Trowbridge

III. READING & APPROVAL OF MINUTES

On MOTION by Jack Mills, duly seconded by Deborah Corbett, the Board unanimously agreed to waive reading and approve minutes as submitted of the May 11, 2026, Regular Board Meeting.

IV. MANAGEMENT REPORT

A. Financial. The May 2026 Financial Report was previously provided to the Board. The Manager updated the Board on the status of accounts and collection actions. Flood Insurance renewals are being bound. The flood insurance cost went up 3% from 2025. The 2025 Audit is nearing completion. The Chase Bank CD has been renewed at a longer term with higher interest rate paid.

B. Enforcement/Legal Matters. The Board and Manager reviewed the updated violations listing. The Board discussed the restrictions on display of potted plants in common areas. The installation of a camera at a unit was confirmed as compliant to the Association guidelines for surveillance cameras. Management will redistribute the guidelines to unit owners. The Board discussed the enforcement policy.

C. Common Elements-Shared Facilities. Scheduling of the pond rip rap installation remains pending. Palm trimming at $ 3500 is being scheduled.

D. Common Elements-Non- Shared Facilities. The Manager updated the Board on non-shared facilities. The dog waste collector has recommended increasing service each month for pickup due to overflowing stations. Also, there is a station that is affected by the irrigation system. The Board will review the recommendations.

E. Building Maintenance. Reroofing of buildings 2 and 5 is substantially completed, with building 1 now commenced. Exterior stucco repairs have been completed on reroofed buildings. Repair areas and portions of re-roofed buildings have been repainted. Pressure washing of select building mildew remain on hold pending lifting of County water restrictions.

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. Editor Jodee Rucker updated the Board on the newsletter publications.

B. Zoom Committee. The Board has reviewed the proposed policy.

C. Landscaping Committee. Committee member Irv Nelson updated the Board on contract landscaping. A meeting with the lawn service contractor is being scheduled. The contractor has been doing a generally good job, but there are areas of lawn scalping and diseased grass to be addressed. Quotes for landscaping plantings have been obtained.

D. Cane Toad Nuisance. Director Shaunmarie Souve reported on efforts to mitigate the Cane Toad nuisance around the pond. An agreement proposal with a cane toad contractor has been obtained and will be considered by the Board.

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. A MOTION by Shaunmarie Souve, duly seconded by Deborah Corbett, to adopt the presented pet policy amendment language by the Association Attorney failed to pass on a vote of two (2) FOR (Corbett, Souve) and two (2) AGAINST (Jenkins and Mills).

B. Cane Toads. A MOTION by Shaunmarie Souve, duly seconded by Kenny Jenkins, to approve the proposed Cane Toad removal agreement with the Toad Lady was unanimously approved.

C. Zoom Meeting Policy. A MOTION by Shaunmarie Souve, duly seconded by Kenny Jenkins, to approve the proposed zoom meeting policy was unanimously approved.

D. Enforcement Policy. A MOTION by Deborah Corbett, duly seconded Shaunmarie Souve, to modify the current enforcement policy by having a director first approach a unit owner regarding a violation matter rather than forwarding any written violation notice was approved on a vote of three (3) FOR (Corbett, Mills, Souve) and one (1) AGAINST (Jenkins).

E. Future Re-roofing Plans. Director Kenny Jenkin suggested the Board look into re-roofing the remainder of the buildings. A search for loan options is underway.

F. Approval of Sales/Leases/Additional Occupants. There were none since the last Board Meeting.

G. Unit Modification. A replacement wooden deck in the rear yard was approved at 10488 St Tropez.

H. Director Vacancy. The Board discussed that the replacement of the resigned Director Janice Saavedra be determined at the upcoming Annual Membership Meeting as the term of the position expires at that time.

I. General. Director Kenny Jenkins reminded the Board and members in attendance that a number of quotes were obtained for scheduled work at the Condominiums including four bids for re-roof, three bids for pond rip rap, five bids for dog waste station pickups, and four for lawn service.

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

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:49 PM.

Board Approved on July 13, 2026