

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, AUGUST 11, 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 6:35 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: Jodee Rucker, Newsletter Editor and 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 July 14, 2025, Regular Board Meeting and approve the minutes as submitted.
- IV. MANAGEMENT REPORT**
A. Financial. The July 2025 Financial Report has been provided the Board. The Manager updated the Board on the status of accounts and collection actions. The Association Attorney has confirmed that the governing documents require 100 % coverage at full replacement value for flood coverage. Excess flood coverage quotes are being solicited.
B. Enforcement/Legal Matters. The Board and Manager reviewed the updated violations listing. Notes have been sent to those units requiring pressure washing of driveways.
C. Common Elements-Shared Facilities. The Manager and Kenny Jenkins updated the Board on common grounds maintenance. Kenny Jenkins has been attempting to contact the Condo 6 President regarding their monetary contribution to the retention pond seawall repairs. The required permit for the retention wall rip rap is pending. Removal of ferns around the retention pond is being scheduled. No swimming signs are ordered. Concern was expressed about the number of Muscovy ducks found dead near the retention pond. Management will investigate.
D. Common Elements-Non- Shared Facilities. The Manager updated the Board on non-shared facilities. An attempt will be made to cost share with North Bay Village for the replacement of the boundary fence between the two condominiums.
E. Building Maintenance. Blue tile reveal repairs on select buildings and locations remain pending. Roof tile cleaning is substantially completed. The owner at 10482 St Tropez has been notified to repair unit plumbing leaks which are affecting the downstairs unit.
F. Annual Membership Meeting. The Manager updated the Board on the upcoming annual membership meeting on September 8, 2025. Second Notices of Meeting are being distributed. The terms of Directors Deborah Corbett, Dan Diaz, and Jack Mills are expiring. Franklin Hamilton Insurance, the Condos Insurance Agent, will be guest speaker to discuss flood insurance
G. Condo 6 Maintenance. Management has expressed concern to Condo 6 regarding their need for roof cleaning, repainting of stucco repaired exterior walls, and other maintenance issues
- V. GENERAL REPORTS**
A. Newsletter Committee. Jodee Rucker updated the Board on the newsletter.
- VI. NEW BUSINESS**
A. Approval of Sales/Leases/Additional Occupants. Approvals for additional occupancy were granted for 10494 St Tropez and 10432 La Mirage. The sale of 10421 St Tropez was approved.
B. Owner Input. Members in attendance were invited to comment on agenda items.
- VII. ADJOURNMENT**
There being no further business, the meeting was adjourned at 7:50 PM.