

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, JULY 8, 2024

- 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 and Meeting Chairperson, 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: Daniel (Dan) Diaz, Kenny Jenkins, and Kirt Olson
Directors Not Present: None
Others Present: Association Manager Ron Trowbridge
- III. READING & APPROVAL OF MINUTES**
On MOTION by Dan Diaz to waive reading and approve, duly seconded by Kirt Olson, the Board unanimously agreed to waive reading of the minutes of the June 10, 2024, Regular Board Meeting and approve the minutes as submitted.
- IV. MANAGEMENT REPORT**
- A. Financial.** The Manager and Board reviewed the June 2024 Financial Report including collection actions. The financial audit for 2023 remains on-going. The Manager introduced a CDARS account option to spread funds over FDIC amounts to separately insured accounts. Kirt Olson requested a copy of the documents be forwarded to him. The Board tabled any decision at this meeting and will review options. Condo 6 has not yet reimbursed San Marino Bay for the lift station repairs.
- B. Enforcement/Legal Matters.** Rules violations observed by Directors were reported to management. The updated version of the Rules and Regulations in an alternate format remains in final draft pending approval of additional rules and amendments. Additional stickers are required for posting onto illegally parked vehicles.
- C. Common Elements-Shared Facilities.** The Manager updated the Board on common grounds maintenance. Baycut continues to raise irrigation heads for fuller coverage of lawn areas. Quotes on repairs to the retention pond retaining wall are pending.
- D. Common Elements-Non- Shared Facilities.** The Manager updated the Board on non-shared facilities. A handful of palms remain scheduled for removal of dead fronds.
- E. Building Maintenance.** Intex Builders has inspected all roofs and repaired numerous flashing locations. Kenny Jenkins reported that sections of replacement flashing require repainting in matching roof color. Blue tile reveal repairs on select buildings and locations remain pending. An electrician is scheduled to inspect another electrical meter bank. Tent fumigation for dry wood termites at two buildings may be necessary.
- V. GENERAL REPORTS**
- A. Landscape Committee.** Photographs of Board approved plantings are pending for the website.
- B. Newsletter Committee.** There was no report.
- VI. UNFINISHED BUSINESS**
- A. Rental Amendment.** The Manager updated the Board on the status of the amendment approval. Additional unit approvals are required.
- B. Director Vacancy.** Director positions on the Board remain open. The Board is considering candidates.
- VII. NEW BUSINESS**
- A. General.** Kenny Jenkins recommend a notice to owners be distributed regarding improper display of trash/recycling containers, speeding, failure to stop at the intersection, and visitor parking misuse. Kirt Olson presented a notice regarding a State supported hurricane protection program which he suggested was a possible source for garage door hardening. The Board suggested the information be forwarded to the newsletter editor for possible insertion into the newsletter. The Board suggested the newsletter include a blurb about the process to obtain replacement from the county of a damaged trash or recycling container.
- B. Annual Membership Meeting.** The manager updated the Board on Annual Membership Meeting planning.
- C. Proposed Amendments to the Declaration.** Having been advised by legal counsel that surveillance cameras, a change in mailboxes, and a different paint color on the buildings constitute material modifications to the Condos and which modifications require a vote of the membership, on MOTION by Kenny Jenkins, duly seconded by Dan Diaz, the Board unanimously approved presentation for membership vote at the Annual Meeting of a proposed amendment to the Declaration permitting Ring style camera door bells at front doors, a change in the mailbox standard, and the authorization to change the exterior color of buildings. Management will get back to the attorney for details on how to properly present these initiatives to the membership.
- D. Approval of Sales/Leases/Additional Occupants.** There were no submissions since the last meeting.
- E. Owner Input.** Members in attendance were invited to comment on agenda items

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 PM.

Approved by the Board on August 12, 2024