

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, AUGUST 12, 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 6:32 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 Kirt Olson to waive reading and approve, duly seconded by Dan Diaz, the Board unanimously agreed to waive reading of the minutes of the July 8, 2024, Regular Board Meeting and approve the minutes as submitted.
- IV. MANAGEMENT REPORT**
- A. Financial.** The Manager and Board reviewed the July 2024 Financial Report including collection actions. The financial audit for 2023 remains on-going. The Board will continue to look at other institution to bring funds under FDIC coverage. Condo 6 has not yet reimbursed San Marino Bay for the lift station repairs. Drafting of the 2025 budget is pending.
- 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. A reminder notice of specific rules was sent to the membership and residents. Management will forward a reminder to the Condo 6 manager regarding visitor parking rules.
- C. Common Elements-Shared Facilities.** The Manager updated the Board on common grounds maintenance. Quotes on repairs to the retention pond retaining wall are pending. Trimming for selected palms has been completed at a cost of \$ 350. Management will check with Baycut regarding palm fertilization. The Board confirmed that red mulch remains the standard for the community. Fountain lights will be replaced with longer lasting LED fixtures.
- D. Common Elements-Non- Shared Facilities.** The Manager updated the Board on non-shared facilities.
- E. Building Maintenance.** Management reported that the painter is available to paint the sections of new flashing to match the roof tile color. Blue tile reveal repairs on select buildings and locations remain pending. A quote has been obtained for replacement of the meter banks at 10433 St Tropez. Another quote is pending. A quote has been obtained for termite tent fumigation of two adjacent buildings and another quote is pending.
- V. GENERAL REPORTS**
- A. Landscape Committee.** Photographs of Board approved plantings are pending for the website.
- B. Newsletter Committee.** An upcoming issue will include a note about owners self-mulching their entrances with red mulch. 49 issues of the newsletter were recently sent with an 80% reading rate.
- VI. UNFINISHED BUSINESS**
- A. Rental Amendment.** The Manager updated the Board on the status of the amendment approval. Additional unit approvals are required.
- VII. NEW BUSINESS**
- A. General.** The Board directed the Manager to coordinate the installation of three way stop signs at the intersection of La Mirage and St. Tropez. Kenny Jenkins reported that additional work is required on the elevation of irrigation heads. Ground erosion continues in a hole near the entrance of 10413 St Tropez. The Board discussed the concerns of driveway cracks. The ground under rear deck at 10452 St Tropez may have a drainage issue. The Board will inspect the situation.
- B. Annual Membership Meeting.** The Manager updated the Board on the September 9 Annual Membership Meeting.
- C. Proposed Membership Approval of Door Bell Cameras.** Having been advised by legal counsel that installation of door bell surveillance cameras constitutes a material modification to the Condos, a vote for approval will be presented at the upcoming membership meeting.
- D. Building Colors and Mailboxes.** A survey of the membership will be distributed after the annual meeting to determine interest of the membership in changing building colors and mailboxes. These initiatives are material modifications requiring membership vote.
- E. Approval of Sales/Leases/Additional Occupants.** The Board previously approved a lease at 10435 St Tropez and an additional occupant at 10442 St Tropez.
- F. Owner Input.** Members in attendance were invited to comment on agenda items.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:12 PM.

Approved by the Board on September 9, 2024