

MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.
MONDAY, JUNE 10, 2024

- I. CALL TO ORDER** – A Regular meeting of the San Marino Bay Condominiums Association Board of Directors was called to order by Dan Diaz, 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
Other Present: Jodee Rucker, Landscape Committee Chairperson; Deborah Corbett, Surveillance Camera Committee Chairperson and Association Manager Ron Trowbridge
- III. APPOINTMENT OF OFFICERS**
On MOTION made by Dan Diaz, duly seconded by Kirt Olson, the Board unanimously agreed to appoint Kenny Jenkins President. On MOTION by Kirt Olson, duly seconded by Kenny Jenkins, the Board unanimously agreed to appoint Dan Diaz Secretary/Treasurer.
- IV. READING & APPROVAL OF MINUTES**
On MOTION by Dan Diaz to waive reading and approve, duly seconded by Kenny Jenkins, the Board unanimously agreed to waive reading of the minutes of the May 13, 2024, Regular Board Meeting and approve the minutes as submitted.
- V. MANAGEMENT REPORT**
- A. Financial.** The Manager and Board reviewed the May 2024 Financial Report including collection actions. The financial audit for 2023 remains on-going. Kirt Olson suggested a portion of the balance on hand in the pooled reserve account be transferred to alternate accounts in order to fall within FDIC coverage. Management will coordinate such with the Bank. Flood insurance will be renewed at a modest 3% increase. 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.
- C. Common Elements-Shared Facilities.** The Manager updated the Board on common grounds maintenance. Director Kenny Jenkins met with Baycut regarding irrigation. A proposal has been provided to replace multiple pop up irrigation heads. Baycut has fertilized the grounds. Quotes on repairs to the retention pond retaining wall are pending. The pond fountain lighting has been repaired. Director Olson reported areas lacking irrigation as well as areas where grass had died.
- D. Common Elements-Non- Shared Facilities.** The Manager updated the Board on non-shared facilities. A palm was replaced at 10486 St. Tropez. Palms along the lakeside were also trimmed and fertilized.
- E. Building Maintenance.** On MOTION by Dan Diaz, duly seconded by Kenny Jenkins, the Board unanimously approved the \$ 9,800 Intex Builders quote to inspect all roofs and repair flashing and loose roof tiles as necessary. The final phase of garage door repainting is completed. Blue tile reveal repairs on select buildings and locations remain pending. An electrician checked on the possible cause of a scorched area of the exterior wall at 10425/27 La Mirage. Other than an electrical panel requiring tighter attachment to the exterior of the building, no deficiencies were identified. An electric panel at another location is pending tighter attachment as well. Painting over of the scorched area is required. Two small areas of deteriorated exterior stucco were repaired. Three roof repairs are on-going. Termites are again reported in two buildings. As warned previously, at least one building may require fumigation.
- VI. GENERAL REPORTS**
- A. Landscape Committee.** Photographs of Board approved plantings are pending for the website.
- B. Newsletter Committee.** The Board thanked new editor Jodee Rucker for her recent newsletter.
- C. Camera Policy Committee.** Pursuant to State Statute, cameras have been determined to be material modifications to the common grounds and require membership approval. Additional research is required. On MOTION by Dan Diaz, duly seconded by Kenny Jenkins, the Board unanimously approved a screw in camera fixture which can be screwed into the existing light socket outside the unit and which is not considered a material change to the exterior of the condo units. Information will be posted onto the website.
- VII. 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.

VIII. NEW BUSINESS

A. General. On MOTION by Dan Diaz, duly seconded by Kirt Olson, the Board unanimously approved a policy on Open House signs which includes authorization for a professionally printed, standard-sized open house sign to be placed during the open house at the driveway of the unit, at the intersection of La Mirage and St.Tropez for those units beyond that location, and a sign in the common grounds at the community entrance

B. Approval of Sales/Leases/Additional Occupants. Since the last Board meeting, the Board has approved a lease at 10432 La Mirage.

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:25 PM.

Approved by the Board on July 8, 2024