

**MEETING MINUTES**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.**  
**MONDAY, MAY 13, 2024**

- I. CALL TO ORDER** – A Regular meeting of the San Marino Bay Condominiums Association Board of Directors was called to order by Denny Eister, 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, Denny Eister, Kenny Jenkins, and Kirt Olson  
Directors Not Present: None  
Other Present: Jodee Rucker, Landscape Committee Chairperson; Association Manager Ron Trowbridge  
Director Denny Eister who has his unit for sale, has submitted his resignation from the board.
- III. 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 April 8, 2024, Regular Board Meeting and approve the minutes as submitted.
- IV. MANAGEMENT REPORT**
- A. Financial.** The Manager and Board reviewed the April 2024 Financial Report including collection actions. The financial audit for 2023 remains on-going. Renewal liability, property, crime, and ancillary insurance coverages have been bound .
- B. Enforcement/Legal Matters.** Rules violations observed by Directors were reported to management. Owners parking in visitor spaces continues to be a problem. The updated version of the Rules and Regulations in an alternate format remains in final draft pending approval of additional rules and amendments. Management was advised of a deck which requires owner repair or replacement.
- C. Common Elements-Shared Facilities.** The Manager updated the Board on common grounds maintenance. Director Kenny Jenkins’s meeting with the Baycut irrigation technician remains pending. Unit Owner Mark Mroczkowski has submitted a fertilization service quote from an alternate contractor. Quotes on repairs to the retention pond retaining wall are pending. Baycut’s invoice requires a reduction in contract cost due to cancellation of fertilization by Baycut. Baycut will be asked to inspect palm health along the lake. The Manager will provide Directors a copy of the Baycut contract. The pond fountain requires repair.
- D. Common Elements-Non- Shared Facilities.** The Manager updated the Board on non-shared facilities.
- E. Building Maintenance.** Blue tile reveal repairs on select buildings and locations remain pending. Kenny Jenkins reported on his search for the correct size of blue tile. A phased plan to inspect building roofs over several months as a preventative maintenance measure remains suspended pending new quotes. Director Kenny Jenkins continues to seek alternate pricing. An electrician is checking on the possible cause of a scorched area of the exterior wall at 10425/27 La Mirage. A handful of garage doors remain in need of repainting.
- V. GENERAL REPORTS**
- A. Landscape Committee.** Photographs of Board approved plantings are pending for the website.
- B. Newsletter Committee.** Karen Cooksey has resigned as editor and Jodee Rucker has volunteered to assume the position.
- 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.
- 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.** Director Kirt Olson reported that the website may require updating.
- B Approval of Sales/Leases/Additional Occupants.** None have been presented for approval since the last meeting.
- C. Owner Input.** Members in attendance were invited to comment on agenda items. An owner mentioned that palms along the lake require trimming.
- VIII. ADJOURNMENT**  
There being no further business, the meeting was adjourned at 7:39PM.

*Approved by the Board on June 10, 2024*