

**MEETING MINUTES**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**SAN MARINO BAY CONDOMINIUMS ASSOCIATION, INC.**  
**MONDAY, FEBRUARY 10, 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 6:30 PM at the Blount Curry Funeral Home, 6802 Silvermill Dr., Tampa, Florida 33635.
- II. ROLL CALL** – Directors Present: Deborah Corbett, Kenny Jenkins, and Jack Mills  
Directors Not Present: Dan Diaz and Janice Saavedra  
Others Present: Association Manager Ron Trowbridge
- III. READING & APPROVAL OF MINUTES**  
On MOTION by Jack Mills, duly seconded by Kenny Jenkins, the Board unanimously agreed to waive reading of the minutes of the January 13, 2025, Regular Board Meeting and approve the minutes as submitted.
- IV. MANAGEMENT REPORT**
- A. Financial.** The January 2025 Financial Report has been provided the Board. The Manager updated the Board on collection actions. Financial records are being provided the Auditor for completion of the 2024 Audit.
- B. FDIC Accounts.** A CD account has been established at CHASE bank for holding a portion of reserve funds under FDIC coverage. A second CD account elsewhere is pending.
- C. Enforcement/Legal Matters.** Rules violations observed by Directors were reported to management. Unapproved additional occupants is a concern.
- D. Common Elements-Shared Facilities.** The Manager updated the Board on common grounds maintenance. Quotes on repairs to the retention pond retaining wall remain pending. Removal of 3-4 palms pressing up against exterior building walls is being bid. A legend of rat bait station locations has been provided management.
- E. Common Elements-Non- Shared Facilities.** The Manager updated the Board on non-shared facilities.
- F. Building Maintenance.** Blue tile reveal repairs on select buildings and locations remain pending. Replacement by Erwin Electric of the electric meter bank at the western end of building 3 is near completion. Drywood Termite tent fumigation is scheduled for buildings 2 and 3 on Feb 20-23. The rear wood deck at 10452 St Tropez has yet to be repaired/replaced. Roof repairs remain on-going. Roof tile cleaning is being looked into with the possible application of a sealer on the roof tile. Recovery of the cost to replace a downed mailbox is pending.
- 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. Building Colors and Mailboxes.** A survey of the membership remains pending to determine ownership interest in changing building colors and mailboxes. These initiatives are material modifications requiring membership vote.
- VII. NEW BUSINESS**
- A. Electric Vehicle Policy.** In response to the initial draft by Jack Mills, Management is drafting a modified policy for electric vehicle owners to remove such vehicles from the condominium during hurricane events.
- B. Approval of Sales/Leases/Additional Occupants.** There was no report.
- C. General.** The Board and Management will schedule a community walkthrough in the coming days.
- D. Owner Input.** Members in attendance were invited to comment on agenda items.
- VIII. ADJOURNMENT**  
There being no further business, the meeting was adjourned at 7:35 PM.

*Approved by the Board on March 10, 2025*