

Philippe Bay HOA **September 2025** Meeting Agenda

NOTICE TO ASSOCIATION MEMBERS OF THE BOARD OF DIRECTORS MEETING NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association and Florida Statute, of the Meeting of the Board of Directors of Philippe Bay Association, Inc.

DATE: Tuesday – September 16, 2025

TIME: 6:30 PM - 8:30 PM

PLACE: Ameritech 24701 US Hwy 19N, STE 102 Clearwater, FL 33763

Every month on the Third Tue, until Jan 20, 2026, 13 occurrence(s)

Join Zoom Meeting:

<https://us02web.zoom.us/j/84903665572?pwd=I0aOfxmmpCwfsM7cgKfgpTjJ3r5XyE.1>

Meeting ID: 849 0366 5572

Passcode: 113484

One tap mobile:

+13052241968,,84903665572#,,,*113484# US

+16469313860,,84903665572#,,,*113484# US

- 1) Call to Order and Roll Call
- 2) Open floor to Residents
- 3) Review Meeting Minutes from June 2025
- 4) Treasurer's Report/Financials
- 5) ACC Committee Report
- 6) Ameritech Property Manager's Report

Continuing Business:

1. Updates regarding fence repair and installation in two places that was scheduled for 9/1 (Bev)
2. Quotes needed for 2026 Budget - Lawn Maintenance renewal, Pool Maintenance renewal, Pond Maintenance renewal, Insurance renewal and obtain new Liability Policy due to "agency non-renewal notice" (Bev)
3. Update 2026 budget with Spectrum, Safer Homes and any other contracts. (Bev)
4. Status of update from TJ as to whether we are using city water or well water for the sprinklers (currently not on) behind the residences on Bayshore Ct. (Bev)
5. Status of TJ's 12-month contract for signature. (Bev)
6. Status of quotes to take the silt from the drain at the pond entrance and scope the drainage from Parkside Lane to the pond? (Bev)
7. Status of No Trespassing signs to be posted around the pool (Bev)
8. Status of waterline repair (Bev)

9. Outlet not working in the outside cabana area - cabinet repair inside the cabana and clean up needed in the pool pump room
10. Community Walk-Throughs:
 - Where are we documenting the properties that have been given notices/letters?
 - Need to schedule a walk-through to specifically address residences with exterior paint out of compliance
 - What is the status of the 3 yards out of compliance for ground maintenance?
 - What is the established protocol for notification and HOA intervention?
11. Budget meeting date:
12. Status of drainage effort behind homes on Philippe Ct.
 - Was it a success or still work to be done?
 - What is the next effort and when?
13. Front landscape project: when is the next Safety Harbor grant program?
14. Free tree give away: who will volunteer and we can all help with planting
 - Need to confirm with TJ where sprinklers are located for adequate watering
15. Please bring completed Contracts book to September meeting – (Bev)
16. Continuing Education: all board members need to sign up for 4 hours
17. To help ensure the safety of the community: **Please ensure the POOL GATE and DOG PARK GATE is locked.** Also, due to limited parking: **All Residents kindly use your driveways/garages first**
 - Notices for FB Page and Website (Bev and Sheryl):
 1. Please keep pool and park gate closed at all times.
 2. Please help your community by parking in your garage or driveway. And please be mindful when parking on the street not to block residents' driveways
18. Beverly Walk-through Dates for 2025:

Next Meeting: OCTOBER 21, 6:30 pm

Meeting Adjourns

