

Philippe Bay HOA **October 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 – October 21, 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:

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

Continuing Business:

- 1) Bev, please make sure to bring the contract book! We need to know what needs to be renewed before the new board!
 - 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)
 - Update 2026 budget with Spectrum, Safer Homes and any other contracts. (Bev)
- 2) Community walk-through results of homes identified as out-of-compliance for:
 - paint/siding
 - mowing (\$100 fee if the HOA must intervene after two notices)
- 3) Cabana repairs and NO TRESPASSING signs *completed*.
- 4) Silt in pond updates (and next steps):
- 5) Irrigation update:
- 6) Shed electrical update:

- 7) Status of water line completion and permit approval (Bev)
- 8) Tree trimming update:
- 9) Cabana refrigerator update:
- 10) Grants status:
- 11) Pool Updates:
 - Vote and approve pool contract - pay deposit.
 - Need sealed survey of pool/cabana/pond area
- 12) Retaining wall update:
 - Do we have SURVEY from the Water Line Repair?
- 13) Map of front entrance?
- 14) Beverly Walk-through Dates for 2025: 10/23, 11/6
- 15) Annual Meeting Notice to all residents to be sent date:

ANNUAL MEETING: November 12, 6:30 pm - *Budget Approval meeting to be followed by annual meeting and voting in of new board members.*

COMMUNITY REMINDERS:

To help ensure the safety of the community: Please **ensure the POOL GATE and DOG PARK GATE are locked.**

Also, due to limited parking: **All Residents kindly use your driveways/garages first**

New Board Members Needed for 2026!!!