



PHILIPPE BAY ASSOCIATION, INC

NOTICE of JANUARY 2026 BOARD OF DIRECTORS' MEETING

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: THURSDAY JANUARY 15, 2026

TIME: 6:00PM

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

Every other month on the Third Thursday of the month, until September 2026. 7 occurrences.
November 2026 annual meeting date TBD.

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

AGENDA

- 1) Call to Order
- 2) Roll Call/Certify Quorum of the board of directors

3) Open to residents: Comments and questions from homeowners (time limited to 3 minutes each).

4) Review and approve meeting minutes from the November 2025 Annual meeting and the Special Assessment meeting on December 17, 2025

5) Treasurer's Report/Financials

6) Architectural Control Committee Report (ACC). Approve the 2026 Architectural Control Committee (ACC) members-Jeff Bachmann Chair

7) Ameritech Property Manager's Report

Continuing Business

- 1) Review the progress/completion of the retaining/parapet wall replacement project-Deb
- 2) Towing sign removal from the pond parking area-Bev
- 3) Leak and drywall repair in pump room/cabana and electrical outlet repair in cabana -Bev
- 4) Water credit from leak-City-Bev
- 5) Review next steps for the lighting upgrade at front entrance-Grant from City -Deb
- 6) Timing of tree trimming in pool/basketball/pickleball area
- 7) Update on Pool deck repair/replacement-pool closing date, currently scheduled for 1st week of February (exact date-TBD)-Deb
- 8) Replace fence between the pet area and the basketball/pickleball area (after tree trimming and pool deck replacement)
- 9) Review need for additional trees in the common area along Philippe Pkwy, behind Philippe Ct-Another City Grant-Sherri/Deb
- 10) Review contract for Irrigation Vendor-Bev needs to obtain for board to vote on.
- 11) Review update on the assigning of the address 301 Parkside Lane as the address to use for permits pulled for the association (Per Charlie Ostman's email request). Sheryl sent email to Bev on 12/20/25-Bev

New Business

1) Discussion regarding the formation of new committees: Landscaping and Infrastructure, including boardwalk repair committee (Lead: Julie)

2) Discussion regarding updating administrative forms: Review of current and creation of standardized forms, including the committee application, service requests and reimbursement forms (Lead: Julie)

- 3) Discussion regarding reducing the speed limit on Parkside Lane: Speed reduction sign and/or speed bumps (Bill Ante brought up subject and will communicate with the city about procedure)
- 4) Discussion regarding the current website/s: Review issues with current information on the website and changes needed to get the website up to date according to new 2026 laws
- 5) Discussion regarding 2026 Policy Development: Discussion on updating or developing policies regarding communications (Email only, no texting), community rules and regulations, records retention, competitive quoting, zoom meeting protocols (ex: Zoom link of recorded past meetings posted on the website). Lead: Julie
- 6) Discussion regarding creation of a community newsletter: Julie (along with Charlie Ostman) would like to start drafting newsletters(monthly) with board and residents' input.
- 7) Appointment of Board Member

Adjournment

COMMUNITY REMINDERS:

All residents, according to the **HOA rules and regulations**, **ALL** pets must be on a leash when walking within the community for the safety of all.

All residents, due to limited parking, kindly use your garages and driveways first.

BEV'S WALK-THROUGH DATES: Jan 15, Jan 29, Feb 12, Feb 26, Mar 12, Mar 26, Apr 9, Apr 23

NEXT BOARD MEETING DATE THURSDAY MARCH 19, 2026