

**PHILIPPE BAY HOMEOWNERS ASSOCIATION, INC.**

**NOTICE OF SPECIAL ASSESSMENT MEETING**

Message from your Board:

This Special Assessment Meeting of the Association will be held for the approval of a Special Assessment of \$30,285.00 to cover the cost for the repair of the parapet wall running along the North side of the pool area to coincide with the scheduled pool and pool deck resurfacing. The approved contractor for the wall is Cut Rite Landscaping.

The Special Assessment is \$261.08 per unit and will be payable in **two (2) equal payments** of \$130.54 each. **First payment due by January 1, 2026, second and final payment due by February 1, 2026.**

Any remaining funds will go to the "deferred maintenance reserve" for future use.

By Order of the Board of Directors,

*Beverly Neubecker*

**Beverly Neubecker, LCAM  
Community Association Manager**

# **PHILIPPE BAY HOMEOWNERS ASSOCIATION, INC.**

A Corporation Not-for-Profit

## **NOTICE OF SPECIAL ASSESSMENT MEETING**

### **TO ALL PHILIPPE BAY HOMEOWNERS ASSOCIATION MEMBERS:**

A Special Assessment Meeting of the Board of Directors of PHILIPPE BAY HOMEOWNERS ASSOCIATION INC., will be held at the following DATE, TIME, and LOCATION:

- **Date:** **Wednesday, December 17, 2025**
- **Time:** **6:30 P.M.**
- **Location:** **Ameri-Tech Management Office  
24701 US HWY 19 North, Suite 102  
Clearwater, FL 33763**

### **Special Assessment Meeting Agenda:**

1. Call to Order
2. Certify Quorum of the Board
3. Board vote and approval of Special Assessment of \$30,285.00 for the repair of the parapet wall running along the North side of the pool area to coincide with the scheduled pool and pool deck resurfacing. The approved contractor for the wall is Cut Rite Landscaping. Any remaining funds will go to "deferred maintenance reserve" for future use.
4. Assessment will be payable in two (2) payments.
5. Adjournment

Mailed: November 21, 2025

BY ORDER OF THE BOARD OF DIRECTORS