

## Philippe Bay HOA **NOVEMBER 2025** Meeting + Budget Approval + Annual 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.

**Annual Meeting In-Person Only (No Zoom Available for this Meeting): Please check with your neighbors to carpool to the meeting (use Facebook page, Philippe Bay – It Takes a Village, to help coordinate a ride)**

**DATE:** Wednesday – November 12, 2025

### **TIME:**

- 6:00 PM - 6:30 PM Final HOA Board Meeting of 2025
- 6:30 PM Budget Approval and Annual Meeting (Voting in 2026 board)
  - *2026 HOA Board to be made up of 5 members, to meet once every other month at Ameritech, with on-going responsibilities/communication as needed.*
  - *Florida requires:*
    - *4 Hour New Board Member certification*
    - *Continuing Board Members must complete annual (4 hours) continuing education*

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

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

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

### **Budget Approval for 2026:**

### **Continuing Business:**

1. 2026 Board:
  - a. To be made up of 5 members
  - b. HOA meetings to move to every other month, starting in January
2. Pool Updates:
  - a. Pool renovation start date 12/9 (contingent upon wall being completed)

3. Retaining wall update:
  - a. Review Quote:
  - b. Approve Assessment:
4. Beverly Walk-through Dates for 2025: 11/20, 12/4, 12/18
5. Holiday Party 12/7: 4 pm – 6 pm

Meeting Adjourned:

Minutes by:

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