



**PHILIPPE BAY ASSOCIATION, INC**

**NOTICE of MAY 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, May 21, 2026**

**TIME: 6:00PM ET**

**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.

**Ameri-Tech Companies is inviting you to a scheduled Zoom meeting.**

Topic: Philippe Bay

Time: May 21, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83769011814?pwd=4A5I58Jo6XYF4sSxnBAbPEZsuhTbce.1>

Meeting ID: 837 6901 1814

Passcode: 528974

One tap mobile

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## AGENDA

- 1) Call to Order
- 2) Roll Call/Certify Quorum of the board of directors
- 3) Comments and questions from homeowners to be held until AFTER the board discusses Continuing/New Business as most questions will most likely be answered (time limited to 3 minutes each).
- 4) Review and approve minutes from the March 19 and May 8 Board Meetings
- 5) Treasurer's Report (March & April) Financials: **Debra Martin**
- 6) Architectural Control Committee Report (ACC) - **Jeff Bachmann, Chair**
- 7) Ameritech Property Manager's Report - **Brian**

### Continuing Business

- 1) Pool Update and Next Phases – **Sheryl**
  - a. Due to their expertise being in renovations vs. new-build, we are in discussion with original pool contractor (Xecutive), who is working with their attorney on drawing up a simple *cease work order* which is intended to legally unbind both parties from the pool project and negate our contract.
  - b. 4/28 met with MEI, our geotechnical engineers, to do the soil testing, requested by our pool engineers.
    - i. Scheduled to come out 1<sup>st</sup> or 2<sup>nd</sup> Friday in June
    - ii. One day prior to MEI coming out, DJ from fence company will come out to pull back the fencing to allow for the construction vehicles to pass through.
    - iii. One-day project: **No residents allowed anywhere near construction area**
    - iv. DJ will return, to re-secure the fencing until the pool demolition begins.
  - c. In the meantime, requesting Ameritech to talk to the city regarding parking outside our gate by the dog park for the construction vehicles – **Brian (due date: 6/2)**
  - d. Pool engineers to provide pool design (*expecting this week*)
    - i. In the process of determining how our new pavers (3,056 sq. ft.)/tiles work with the new plan
  - e. Once our pool engineers receive the geotechnical report, we will be able to move from the confirmed *design stage* to *signed/sealed plans* including scope of work to be used during the bid process (*2 weeks*)

- f. The bid process will include narrowing 7- 8 contractors down to 3 and then awarding final selection taking *availability, cost, and reputation* into consideration (*we anticipate this phase taking several weeks*)
  - g. Once we have decided on a pool contractor, our engineer will submit our plans along with the 4159 form (which they will prepare) to the Health Dept. and Building Dept. for permitting (we anticipate this phase to take at least 90 days)
  - h. During this phase, we will hold a Saturday Informational Meeting for the residents to come learn more about the pool project, expected costs, and timeline.
  - i. A formal assessment meeting date will be scheduled to allow owners to vote in-person or by proxy (*30-day notice to be given*)
  - j. Taking this lengthy process into consideration, it will most likely allow for spreading out the monthly assessment fees for this necessary community asset which *ultimately adds to every Philippe Bay Owners' property value!*
  - k. And most importantly, the final Phase.... Best Dang Pool Party!
- 2) Status update on fence installation between pet area and pickleball court and behind Philippe Ct., vote on fencing quote to approve rolling back/replacing the fence for Geotech company – **Deb**
  - 3) Termite Inspection: Final Update – **Brian**
  - 4) Vote on Avanti outdoor lighting - additional spotlight at the main entrance - **Deb**
  - 5) The board and ACC are actively working on being able to address concerns in the community related to parking. We are in an information-gathering mode and will present more conclusive information once we have everything we need. – (*Deferred until TBD*)
  - 6) Update about tree planting – **Deb Martin**
    - a. *A Special Thanks... to Deb Martin, Patricia and Brendan Downey, Sherri Erickson, Theresa Bouchard, Oscar Sison, Kevin Hosmer, Dave Deal, Melissa Walters, Dave Bryan*
  - 7) Based on some questions we have heard from the community, we are sharing some information found on Safety Harbor's website ([cityofsafetyharbor.com](http://cityofsafetyharbor.com)): *If a neighbor's tree branches extend onto your property, you may trim the branches back to the property line at your own expense, provided proper pruning methods are used and the trimming does not damage the tree.*
  - 8) Update on the progress of getting the websites current - **Julie**
  - 9) Discussion about block captains

- 10) Update on the formation of new Infrastructure Advisory Committee. Board to approve the committee structure, and vote on formal installation of the committee and its members (Julie Prudden, Charlie Ostman, Chan Bliss, Randy Ward) - **Julie**

## **New Business**

- 1) Leaf clean-up discussions – we have contacted the city to help us determine what precautions, if any, need to be taken. - **Brian**
- 2) Discussion about reserving a ***Did You Know...?*** section in the Newsletter for information from the ACC (Jeff Bachmann) ie. regarding education on what items need ACC approval, etc.
- 3) Discussion on how to educate our residents on website usage (connection to CINC)/get the word out.
  - a. What is being done today to get more members' email addresses - **Ameritech**
- 4) Initial discussion re: Document Digitization Project – Will require a team of volunteers (*preferably former board members*) to help sort old records currently in storage. The Goal is to: save on storage costs, retrieval fees, and provide ease of accessibility to records. (*Date TBD*)
  - a. Ameritech to walk us through what that process/timeline would look like and provide established guidelines on what needs to be tossed, shredded, saved/digitized.
- 5) We are in the beginning stages of revising our HOA documents with our attorney to get them current. Also researching the best way to roll this out to the Owners before the annual meeting.

**Open to the Residents:** (3 min each) for questions/comments

## **Adjournment**

### **COMMUNITY REMINDERS:**

According to Philippe Bay Association Declaration of Covenants, *all* pets must be on a leash when walking within the community for the safety of all.

Please keep all trash cans out of sight.

Due to limited parking, kindly use your garages and driveways first.

**NEXT BOARD MEETING DATE THURSDAY JULY 16, 2026 at 6:00pm**