

PHILIPPE BAY ASSOCIATION, INC

NOTICE of September 2026 BOARD OF DIRECTORS MEETING (Note: Date Change)

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.

FEATURING: Declaration of Covenants Review, with our Attorney, Kalei Blair

DATE: Monday, September 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. November 2026 annual meeting date 11/30.

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

Topic: Philippe Bay DECLARATION OF COVENANTS REVIEW

Date: Monday, Sept 21, 2026

Time: 6:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89433261225?pwd=WEMzl3WmeGm62NiNPRLCNBuw5SLAtt.1>

Meeting ID: 894 3326 1225

Passcode: 012672

One tap mobile

+13052241968,,89433261225#,,,,*012672# US

+13017158592,,89433261225#,,,,*012672# US (Washington DC)

AGENDA

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

WE WILL HOLD OUR USUAL NEXT STEPS UNTIL AFTER THE COVENANTS DISCUSSION

Review of Proposed Revised Declaration of Covenants

Introduce Kalei Blair – Sheryl

- 1) Overview of proposed revisions (copies of the draft have been mailed/emailed)
 - a. Please contact Brian Bongo if you have not received a copy of the draft
- 2) Owner questions and comments (limit 3 minutes per owner)
 - a. Rules of Engagement will apply to owner participation
- 3) Attorney/Board responses and discussion

----- **Regularly scheduled meeting agenda items to RESUME** -----

- 1) Review and approve minutes from the July 14 Board Meeting - **Lori**
- 2) Treasurer's Report July and August Financials - **Debra Martin**
- 3) Architectural Control Committee Report (ACC) – **Jeff**
 - a. **Board to Vote on ACC Guidelines**
- 4) Ameritech Property Manager's Report – **Brian** (to include: Fire Marshall update, pool status, proof of insurance)

Continuing Business Continued:

- 5) 2027 Budget Review - **Deb**
- 6) Update: Document Digitization Project – **Lori**

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

Adjournment

Scheduled Walk-Throughs: 10/1, 10/15, 10/29, 11/12

Budget meeting, Annual Board Meeting and New Board Elections – Monday, November 30, 2026