

PHILIPPE BAY ASSOCIATION, INC

NOTICE of JULY 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: POOL UPDATES, with special guest, Thomas Skinner from GB Collins Engineering

DATE: Tuesday, July 14, 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 SPECIAL POOL UPDATES

Time: Jul 14, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89433261225?pwd=WEMzI3WmeGm62NiNPRLCNBuw5SLAtt.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
- 3) Comments and questions from homeowners to be held until board opens it up

WE WILL HOLD OUR USUAL NEXT 4 STEPS UNTIL AFTER THE POOL DISCUSSION

Continuing Business: POOL DISCUSSION

- 1) Introduce Thomas Skinner with GB Collins Engineering – **Sheryl**
- 2) Results of the soil report are in!
 - a. Why they were important
 - b. What they showed
 - c. **PAUSE FOR QUESTIONS**
- 3) What to expect with a NEW BUILD
 - a. Revisions to bring it to code
 - i. Capacity

- b. Skimmer vs Scum Gutter
 - i. Pros and Cons of each
 - ii. **Samples** of previous projects
- c. **PAUSE FOR QUESTIONS**
- d. **Sample** Skimmer Designs (if we choose that option)
 - i. Possible features (ie. sun shelf)
- e. **PAUSE FOR QUESTIONS**
- 4) The Process for Next Steps
 - a. CB Collins provides the Plan
 - b. 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*)
 - c. CB Collins will provide the plans along with the 4159 form which will be submitted by the contractor to the Health Dept. and Building Dept. for permitting (we anticipate this phase to take at least 90 days)
 - d. 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.
 - e. A formal assessment meeting date will be scheduled to allow owners to vote in-person or by proxy (*30-day notice to be given*)
 - f. 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!*

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

- 1) Review and approve minutes from the May 21 Board Meeting
- 2) Treasurer's Report (May) Financials: **Debra Martin**
- 3) Architectural Control Committee Report (ACC) - **Jeff Bachmann**
- 4) Infrastructure Committee Report – **Charlie Ostman**
- 5) Ameritech Property Manager's Report – **Brian** (Fire Marshall report, electrical repairs, new process for walk-throughs)

Continuing Business Continued:

- 5) Update on Avanti outdoor lighting - additional spotlight at the main entrance – **Deb**
- 6) Discussion re: Document Digitization Project – Scheduled for September 3 at Ameritech. The goal of this project is to help sort old records currently in storage (shred, scan, toss, keep) save on storage costs, retrieval fees, and provide ease of accessibility to records - **Lori**
 - 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. – **Andrew**
- 7) Updates about block captains

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

Adjournment

Scheduled Walk-Throughs: 7/9, 7/23, 8/6, 8/20, 9/3, 9/17

NEXT BOARD MEETING DATE THURSDAY September 17, 2026 at 6:00pm