

Villas of Bonnie Bay Homeowners Association, Inc.

Minutes of Board Meeting

Tuesday, April 15, 2025

Held at:

**South Cross Bayou Water Reclamation Facility
7401 54th Ave N, St. Petersburg, FL 33709**

CALLED TO ORDER BY: Sandie Berger @ 6:00 PM

ROLL CALL:

Sandie Berger, President	Present
Deborah Thompson, Vice President	Present
Sharon Davis, Secretary	Present
Katarina Mitrovic, Treasurer	Present
Jennifer Poole	Present
Manager	Phil Colettis & David Espino – Ameri-Tech

Quorum was present

PROOF OF NOTICE WAS PRESENTED

Minutes:

Minutes of January 21, 2025 were read and approved

Financial Report:

The financials were read.

Finished Business:

Unfinished Business:

1. Jennifer is getting a bid from Safer Solution for rodent control.
2. Community gates need to be repaired. Terry will be contacted to repair them.
3. Phase 4 - 6432 BBC Parking space to be switched with Visitor space. - Terry?
4. Seven roofs replaced – approved
5. Unit 59 Slider Windows replacement. Sharon motioned to not approve slider - Deborah 2nd.
Discussion: windows need to be single or double hung not slider - Vote Passed

New Business:

1. Changed lawyers to Greenberg & Nikoloff. Motion: Sharon, Sandie 2nd. Vote Passed
2. Phase 4 Parking Lot entrance dip. Money spent on Grate/ Metal Plates still not being returned
3. Car Stop unit 15 Phase 1 (6458 71st St) was moved onto grass.
4. Lawn contract started in Aug 2018 for 3 years with A-Stellar. Renew every 3 years.

Next Board Meeting: July 15, 2025

ADJOURMENT: 7:43 pm Motion: Deborah – 2nd Sandie