

Pablo Bay Homeowners Association, Inc

2865 Plummer Cove Rd, Suite 2
Jacksonville, FL 32223

Board Meeting

August 24, 2026, at 6:00 PM

RiverTown Church, 3044 San Pablo Rd S, Jacksonville, FL 32224

Agenda

Call to Order

Establishment of Quorum

- Board consists of 4 members, Bill Conley, Peter Lawless, Ben Weide and Mike Zambetti. A quorum requires 3 members.

Approval of Minutes

Community update- Completed Projects

- Landscape enhancements

Financial Report - Pete

- Review of 2023 Audit
- Status of 2024 Audit
- Status of 2025 Audit
- Review of YTD through June 2026
 - Income Statement
 - Balance Sheet
 - EOY Cash Position Forecast
- Discuss recommended EOY Cash Position
 - Would guide larger expenditures for larger repairs and dues
- Reserve Study
 - Last Reserve Study (2018)
 - Obtain a new one?

Old Business

- Upgrade to member portal – Mike Murray

- % of residents that have signed in to new portal? Is follow-up needed?
- Compliance with applicable laws and regulations?
- Communication features for account balances (due and credits)
- Legal playbook for non-compliant residents including fine procedures – Mike Murray
- Update on Bridge Repair – Mike Zambetti
 - Scope and expected timing of the city work
 - September 1st
 - Will remove existing railing and pavers
 - Will install tiebacks (anchors) to eliminate bridge wall movement
 - Expectations on our work
 - Subject to receiving a permit, which is not going to occur until the city's work is complete

Deferred Maintenance, Immediate Repairs, Wish List Projects - Mike

- Lake conditions
- Tree trimming
- Entry tower repainting
- Entry Wing Walls repair
- Kiddie Pool renovation
- Pablo Park wood play structure replacement
- Mailbox renovation

New Business

- Website Review – Ben Weide
 - Opportunities to improve Management, Board and community communication
 - Management company tools for communicating issue tracking with the Board
- Annual Meeting – Mike Zambetti
- Board Members – Mike Zambetti
- Social Events – Mary Berrocal

Next Meeting

Adjournment