

PHOEBE PARK

ASSOCIATION, INC

Board of Directors Meeting

June 10, 2026 6:30 PM
8721 Osprey Club Ridge Drive
Lithia, FL 33547

Meeting Minutes

1. Call to Order

The meeting was called to order at 6:30PM. A quorum of the Board was established with Board Members Kim Pontillo, Lynn Mattingly, Kenita Mallon, Lisa Chan, and Lori Forsythe in attendance. Jeff Shreaves represented McNeil Management. It was confirmed that the meeting notice was posted at least 48 hours in advance.

Jeff Shreaves was announced as the new community manager and Joanna Springstead spoke on behalf of Edward Jones.

Approval of Minutes

On Motion: Duly made by Lori, second by Lynn, and carried unanimously.

Resolve: To waive reading and approve the prior meeting minutes as presented.

2. Management Reports

Board reviewed financial and management reports.

On Motion: Duly made by Lynn, second by Kenita, and carried unanimously.

Resolve: To ratify additional funds to finish the pool (full chip out & skimmers) from \$27,845 to \$31,945.

On Motion: Duly made by Lori, second by Lynn, and carried unanimously.

Resolve: To replace the pool fountain pump - \$1,898

On Motion: Duly made by Kenita, second by Lynn, and carried unanimously.

Resolve: To restrap the pool chaise lounges \$1,455

On Motion: Duly made by Lori, second by Lynn, and carried unanimously.

Resolve: To ratify pool gate lock and front handle replacement \$778.40

On Motion: Duly made by Kenita, second by Lynn, and carried unanimously.

Resolve: To ratify work at 5913-5917 Phoebebest for subsidence remediation \$1,499

Board will resume money transfers to Edward Jones in July.

Committee Reports

ARC Committee: an announcement was made that new standards were mailed to all homeowners from Fishhawk Ranch 6/8. Bill will be coming off the committee and another chair is needed.

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Social: There was a great luau for the pool opening. There will be a celebration July 4th from 3-6pm

Welcoming: there are 10 new Villas coming up

3. Business

The County Grant project is done – we now have new umbrellas, a Free Little Library, and increased lighting at the pool. All thanks to the Hillsborough County Board of County Commissioners

The pool project is now complete - the pool is open for use. It was a major inconvenience, and we appreciate everyone's patience while we got it done.

Also completed since the last meeting – mulch was installed, and the roads were re-sealed.

Still pending – we are still collecting bids for grinding sidewalks. Hope to have this done by this fall, so please be careful where you walk until we get this done.

Budget meeting is tentatively scheduled for Wednesday, September 9 at 6:30 pm

4. Owner Comments

Adjournment

On Motion: Duly made by Lori, second by Kenita, and carried unanimously.

Resolve: To adjourn the meeting at 7:08 PM.

Prepared by Manager on behalf of Secretary