Hypoluxo's Mariner's Cay Condominium Association

Minutes for Board of Directors Meeting
Wednesday, March 25, 2026

Meeting was held at the association office at 50 Scotia Drive, Hypoluxo, FL 33462

Meeting called to order at: 6:04 pm

**Present:**
Board: In person: Chris Feather (President), Rob Johnson (VP), Patti Rosa (Treasurer), Kristen Dal Santo (Secretary), Ahiza Johnson (Director)
Sharon Thomas (GRS Admin), Kathy Jean Pinchuk (CAM, CMCA, AMS, CFCAM)

**Owners Present:** 13 in person,11 on zoom

**Proof of Quorum:** Kathy Jean Pinchuk performed roll call and confirmed quorum was met; affirmed that Notice of Board of Directors Meeting was duly posted.

**Presentation: Storm App-Erin Nickerson from Unlimited Restoration Inc.**

**Approval of Minutes:**
**February 25, 2026**
Discussion held.
Motion made by Patti Rosa to approve the Board of Directors Meeting minutes from February 25, 2025, 2nd made by Ahiza Johnson.
Vote: Unanimous

**Managers Report:** Given by Kathy Jean Pinchuk
-Spring tree trimming is complete, just waiting on mangrove trimming.
-Repair to pool light in shallow end to be completed Friday 3/27/26.
-Fulltime maintenance person has been hired and will start in early April.
-Project behind the 300 building is being planned with vendor.
-1200 exterior project is underway on the 01 and 02 stacks.
-Treadmill in the gym is "out of order" and repair has been scheduled.
-Quarterly sprinkler inspection and 5yr major sprinkler inspection will be held April 13-16.
-Absentee owners/Landlords must have the correct mailing address on file with Management.
-HO6 Policies must be updated and on file with Management.
-ALL animals must be registered with the office.

-Owners who rent out their unit MUST have their unit on file with the Town of Hypoluxo as a rental property. Failure to do this can result in a fine with the Town of Hypoluxo.

**Treasurers Report:** Given by Patti Rosa

a. January Financials provided through 2/28/26
b. Suspension of Use Rights: Motion to suspend owners and their tenants/guests use of recreational amenities due to 90-day delinquent accounts was made by Patti Rosa, 2nd motion was made by Kristen Dal Santo.
   -200-103
   Vote: unanimous

**Directors Comments:**

**Unfinished Business:** NONE

**New Business:**

**A. Ratify/Approve Proposals**

i. **Golden Pools SPA Pump Motor Replacement.** $2,104.28 from pooled reserves non-SIRS.

**ii. Golden Pools Push/Pull Valves and Filter Grid Replacement.** $1,608.27 from Operating Pool R&M .

**iii. Sullivan Electric: 1200 Stairwell Light & Outlet Installation .**$2,207.55. from Operating General R & M.

Motion made by Rob Johnson to ratify Sullivan Electric and Golden Pools (i-iii) , 2nd made by Patti Rosa.
Vote: Unanimous

**iv. River Green Solutions Landscaping Paver Repairs .** $ 4,500.00 from straight line reserves PAVERS. Motion made by Patti Rosa to approve River Green Solutions Landscaping Paver Repairs in various locations around the community, 2nd made by Kristen Dal Santo.
Vote: Unanimous

**B. Consideration/Discussion**

i. River Green Landscaping for Walkway Edge Paver Installation: Consider pavers to replace wood borders near the beach/pool. Paver installation would be more aesthetic and would eliminate replacement of wood every few years. ($4,985.00) A motion was made by Rob Johnson to hire River Green Landscaping to install the pavers near the beach path, with a second by Patti Rosa.
Vote: Unanimous

ii. Office A/C Unit Replacement: Consider replacing the failing AC unit in the main office before warmer weather. 3 quotes have been obtained for consideration. ($8,700-$12,000) A motion was made by Rob Johnson to hire Filterbuy HVAC to replace the second AC unit in the office for $8,700, with a second by Patti Rosa.
Vote: Unanimous

iii. HVAC Units 2026 Preventative Maintenance Program. Current HVAC service agreement is up for renewal. This agreement would cover 7 units the Association is responsible for maintaining in the common areas. 3 quotes have been obtained for consideration. ($2000-$3600) A motion was made by Rob Johnson to hire Filterbuy HVAC to service 7 AC units on property, with a second by Patti Rosa.
Vote: Unanimous

iv. Look at the updated Rules and Regulations as presented by Kristen and Ahiza. A motion was made by Ahiza Johnson to put the Revised Rules and Regulations on the April Board of Directors Agenda, a second was made by Rob Johnson.
Vote: Unanimous

v. Bike Tags: Consider requiring owners/tenants to tag their bikes being stored in the common areas on the west ends of 1000 and 1200. Ask residents to apply a tag obtained from the office and place on the handlebar of the bike stored by 4/15/26. Any bikes without tags will be moved to the holding area for claim until 4/30/26 and then donated/disposed of. Tags will be purchased from AMAZON. A motion was made by Kristen Dal Santo to have residents tag their bikes in the common area storage areas by 4/15/26, a second was made by Ahiza Johnson.
Vote: Unanimous

**Violations:**

Motion made by Kristen Dal Santo to send 15 violations for not following Rules & Regulations to the Fining Committee for $100 fine per violation, 2nd made by Rob Johnson.
Vote: Unanimous

300 Scotia Dr. #206(2)
300 Scotia Dr. #105
300Scotia Dr. #305(3)
500 Scotia Dr. #204
800 Scotia Dr. #103
1000 Scotia Dr. #103
1000 Scotia Dr. #508(2)
1100 Scotia Dr. #103
1200 Scotia Dr. #208
1200 Scotia Dr. #403

**Owner Non-Agenda Items: Open Comments**

**Adjournment:**

Motion made by Rob Johnson to adjourn the March 25, 2026, BOD Meeting, 2nd made by Patti Rosa.
Vote:Unanimous

**Adjournment Time:** 6:59 pm

Respectfully Submitted
Kristen Dal Santo HMC Secretary

Approved by the Board of Directors April 21, 2026.