

NOVEMBER 12, 2025

MINUTES FOR THE SAN REMO SHORES HOMEOWNER'S ASSOCIATION

www.sanremoshores.org

Call to Order & Pledge

- The meeting was called to order at 6:35 by HOA President Jeremy Williams
- The Pledge of Allegiance was recited

Committee Reports & Existing Business

- Newsletter Committee - Cheryl Matheson
 - Compared to past years where our number one expense was Newsletter printing and distribution, with the coming age of technology and digital formats distributed on the web the Association no longer has to pay large amounts to mail physical copies of the Newsletter.
 - If you would like a paper copy, please contact a board member or email us at newsletter@sanremoshores.org.
 - A Newsletter is prepared twice a year and it is provided online. In the past year, we have printed on average 12 copies upon request.
- Sponsor Appreciation – Cheryl Matheson
 - A Chauffeur 4-U
 - Anchor Down Real Estate & Rentals
 - Barbelles Fitness for Women
 - Bradenton Beach Liquors
 - Caldwell Banker-Real Estate
 - Cortez Ace Hardware
 - Five Star Claims Adjusting
 - Gulftech Marine Solutions
 - Living Water Pool Cleaning
 - Manatee Garage Door Service & Repair
 - Pesto Wine Bistro Restaurant
 - Red Head's Pressure Washing
 - Sunny Day Design & Landscaping
 - The UPS Store

- West Florida Marine Construction
- Wood Dock and Seawall
- Landscaping Committee (Aubrey Brown got called in for work, so Jeremy Williams presented the information)
 - We had to redo the landscaping again as a result of the hurricanes.
 - We were able to obtain a \$10,000 Grant with matching funds from our HOA.
 - Approximately \$25,000 was spent on the renovation
 - The project has wrapped up and we have received the grant money.
 - We attempted to get a more lush environment and engaged a new landscaper. It has been a struggle with the watering system and electricity issues, further amplified by the stop light installation work at the entrance which has cut power lines and water lines.
 - Stop light project (guest speakers at meeting)
 - Introduction of the construction team on the construction of the Traffic light
 - Mark, the construction manager advised that the project would not be completed until mid summer. He explained it was a slow process. The lights cannot be activated until the entire project is complete.
 - That comment drew loud complaints from the floor. Ed Burton, a blind resident asked if the signal would be audible with just beeps or if there would be spoken instructions. Ed emphasized the need for specific instructions. The team seemed to assure him that they would look into that feature and report back. Alice Ramos, community Outreach Manager stated she would respond personally to Ed as well.
 - Thereafter, there were many shouted complaints of how dangerous the intersection is, whether the attempt was to turn right or left. To turn right, the driver has to immediately maneuver to the left lane in order to make a u-turn. Turning left involves dealing with speeding traffic. There were complaints that the design now in place is terrible and has made the situation even worse. Taking out the third lane (suicide lane) makes the situation even more hazardous..
 - There were not many ideas for remedies from the construction team, as they are following process, procedure and design. Mark did advise that complaints about speed need to go to the police, not the construction team.
 - Some residence asked for the exit be made into two lanes. However, there is not enough room to do that as it would require a width of 18-24'. and makes visual to the right worse. There were voiced concerns

contrary to this request that two lanes makes it further unsafe as right-turn traffic can no longer see traffic coming from the left. Nothing is to be done with this idea as it would not work with DOT rules.

- The design representative said that there are two safety measures that have been implemented because of the availability of new technology. One is that when a driver speeds up to go through the yellow light, the time on green is extended to allow the driver to get safely through the intersection (this is done using cameras). The other is that there is a sensor that will identify when a car approaches the intersection to enter Cortez, that triggers the change for the light (also using cameras).
 - A resident floated the idea for signs that say construction zone to slow people down. This is a request that the homeowner and/or association representative can make to the county (not a decision of the construction team, though they too offer to mention it in their weekly meeting with higher ups)
 - It was suggested that the concrete on the previous center lane be removed to return that third lane for assistance in turning during construction.
 - Anthony Tevere asked if barricades could be placed blocking the left lane for drivers coming off the island from west of the firehouse and east to the Church, to keep open the left lane for exit from the community.
 - There were many other suggestions proffered. The Construction team seemed to be putting these suggestions into their phones, hopefully to discuss with their supervisors. The association leadership will follow-up with them on these idea and see what safety improvements could be implemented during the construction phase.
 - Others complained about the placement of the light equipment. It was explained that that is to meet OSHA regulations. They had to raise overhead lines to protect workers on the project. They must coordinate with the electrical company and follow all design engineering.
 - The project is not anticipated to be completed until mid-year 2026, not sooner. There are scheduling and resource issues with the power company currently preventing quicker progress.
- Membership – Deb Litz

- She is checking which houses have been sold and is providing a welcome basket to each new resident with bottle openers, kitchen towels and the like.
- She also gives information about the Women's Club and encourages newcomers to pay HOA dues.
- She also inquires as to whether the property is going to be used as a rental in order to ascertain the percentage of rental properties in the neighborhood.
- Waterways (Jeremy Williams)
 - Things have been quiet since the hurricanes. We did have to replace one post and one sign as normal maintenance.
- Treasurer's Report (by Charlotte Stertz, Treasurer)
 - Bank Balance 14,526.68
 - Dues Receivable 5,300.00
 - Advertising Receivable 0
 - % of Dues Collected YTD 77%
 - Donations Received YTD 2,253.01
 - Total Ad Revenue 2,000
 - Neighborhood
 - Enhancement Grant 10,000.00
 - YTD Operating Loss (6,783.90)

New Business

- Traffic/Security Camera "Trial"
 - Jeremy reported that at past meetings some have asked for cameras to be placed out front (not just the fake ones).
 - A solar powered camera has been placed out front and is connected to WiFi (utilizing a neighbors WiFi network). There is no monthly cost to the camera and no data is stored in the cloud.
 - This will record traffic going in and out of the community. The idea being that upon request (within 48 hours of event) the Association may be able to provide residents with a video snippet of traffic in/out in the case.
 - Disclaimer – This is a trial. We are evaluating the hardware and benefit of this system. We may add an additional camera to improve license plate capture in future.
- Nominations
 - Jeremy opened the floor to nominations for Treasurer. He noted that Charlotte Stertz has worked hard for years and must now step down.
 - He also noted that the software he is working on will manage communication much better.

- He also asked for a replacement for Vice President since John Felix has sold his house and moved.
- There were no nominations from the floor. To nominate someone, including yourself, please email hoapresident@sanremoshores.org
- **Volunteers Needed**
 - Jeremy noted that we need physical hands for holiday lights, décor, red bows, etc. We need to get the items out of storage and then put away. We will be doing that in the next couple weeks.
 - To volunteer please email hoapresident@sanremoshores.org
 - Adopt a Road. San Remo Shores Association adopted the road for regular cleanup between our entrance and Parrot Cove entrance only on the North side of Cortez.
 - Twelve people came out for the last clean up and removed 15 bags of trash.
 - On December 6 there will be another day of clean up meeting at 7:30 AM in the Clam Factory parking lot. The last event was actually very enjoyable.
 - There is a new sign in the neighborhood for the Adopt a Road designation. This was requested to be out by our entrance, but due to laws/rules with DOT this was moved into our neighborhood (a little misleading, sorry)

Announcements & Other Business

- **Neighborhood Social**
 - Next Tuesday, Nov 18, 2025 at the Clam Factory patio, 5PM-7PM+
 - Open to all members and guests, as well as new residents!
 - Appetizers will be served; Cash bar
 - Expecting more than 50 people as of today!
- **Women's Club Holiday Party**
 - Will be on Sunday, December 7 at 4:00 PM
 - Cheryl Grossi advised that the party is to be held on December at the home of Delores Billingsley. As of now no one has responded. Please let Cheryl know if you plan to attend so that they can properly prepare. You can email us at womensclub@sanremoshores.org
- **Community Yard Sale**
 - Will take place on March 7. We have done a better job this year of coordinating the event with other neighborhoods who have similar events.
 - We could use more volunteers to help with signage
- **FMCCA Sandy Marshall**
 - See full write-up in the newsletter

- On November 24, 2025 the high rise amendment that he has been working on will be heard. If the amendment is not passed, there is a chance of a Class Action suit against the County, if they permit a structure that does not comply with State statutes that require comparable use. All this effort is to prevent the type of multi-story construction that was allowed at our entrance not to happen to other places in our area.
- The Federation no longer exists because now we have 1500+ HOAs. You can't get representation from all of them. There are big developments on both sides of us.
- Sandy will continue to work on this and obtain a Petition for Declaratory Judgment if necessary.
- Sandy suggests the Cortez community leaders get together and form a new entity to protect the interests of this area.
- Enforceable HOA
 - Multiple residents have asked if we could have an enforceable HOA with new bylaws. There are multiple concerns driving this push including increase in vacation rentals (AirBnBs), property maintenance standards, and noise.
 - There were complaints of noise and late night parties. It was suggested that if a house is violating the County Sound Ordinance it should be reported to the police or 311.
 - Jeremy suggested that you first attempt to communicate with the property owner or property manager if a repeat issue, and if you'd like an Association officer will do that on your behalf. Just reach out to a board member requesting such.

The Meeting was adjourned at 8:00 PM