

Long Bayou Condominium Association, Inc
Membership Annual Meeting – November 15, 2016 Minutes

A meeting of the Members of the Long Bayou Condominium Association, Inc. was held November 15, 2016 at 7:00 p.m. in the auditorium of the Clubhouse located at 9777 62nd Terrace N, St. Petersburg, FL 33708, pursuant to the Notice properly posted.

It having been determined that a quorum of unit owners (159) were present or represented by proxy, Raymond Smith, President called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Quorum: A quorum was met with 159 in Person or Proxy.

Minutes: Craig Tatar made a motion to waive the reading of the previous year's annual board meeting minutes of November 17, 2015. The motion was seconded by Nancy Patula. The motion passed unanimously.

President's Report: President Raymond Smith

- All auditorium and pool chairs covers have been replaced.
- All floors in clubhouse and auditorium were replaced with new flooring.
- Our fountain outside the clubhouse was pressure washed, painted and repaired.
- The pole and outside lights by the pool were replaced as well as the lights in the pool.
- The pool deck was pressure washed and re-sealed.
- The auditorium floors were stripped, cleaned, waxed and polished.
- Financially we are in a surplus. Maintenance fees were increased 1.6% to help pay for the painting of buildings 1-8 and the new walkways on the ground level in front of the condos in buildings 1-9. This will allow us to maintain our contingency budget for any emergency. The painting of the doors and buildings and the replacement of walkways will begin mid April, 2017.

Propositions: Ben Commons reviewed the five (5) propositions proposed by and for the unit owners.

Proposition 1– Decorations are to be permitted 10 days before and after a national holiday.

Proposition 2– Smoking will be prohibited in the clubhouse and pool area.

Proposition 3– The 10% funding in order to keep the maintenance fees down.

Proposition 4– The rollover of surplus funds in this year's budget to next year's budget to avoid paying income taxes on the amount of the rollover.

Proposition 5– The waiving of the Financial Report (Audit). We were audited last year for 2015. Our Financial Report for 2015 is on our website, <http://longbayoucondos.com/LBFS2015.pdf>

Owners comments regarding each proposition were heard and questions were answered. President Raymond Smith, then, called for the vote. Votes were collected. President Raymond Smith called for an intermission while votes were being counted by the Tellers. Coffee and donuts were served and enjoyed during the intermission. The meeting was resumed.

President Raymond Smith then reported the results of the votes on the five propositions.

	# of Votes Needed	Yes	No	Result
<p>Proposition 1 Do you approve of permitting holiday decorations 10 days before & after a national holiday?</p>	<p>50% + 1 77</p>	125	27	PASSED
<p>Proposition 2 Do you approve prohibiting smoking at the Clubhouse and Pool Areas?</p>	<p>50% + 1 77.5</p>	121	32	PASSED
<p>Proposition 3 Do you approve the 10% funding of our maintenance reserves?</p>	<p>77.5</p>	121	32	PASSED
<p>Proposition 4 Do you approve a rollover of surplus funds in this year's budget to next year's budget and avoid having to pay income taxes on the rollover amount?</p>	<p>50% + 1 76</p>	147	3	PASSED
<p>Proposition 5 Do you approve the waiving of the Financial Report (Audit) for 2016?</p>	<p>50% + 1 76</p>	150	0	PASSED

President Raymond Smith asked the owners for a motion to adjourn. Owner, David White moved for adjournment; seconded by owner, John H. The motion carried unanimously. The meeting adjourned at 8:00 p.m.

An Organizational Meeting of the Board of Directors was held immediately following the Annual Meeting. All the following nominations were to determine the officers of the Long Bayou Condominium Association's Board of Directors.

Raymond Smith was nominated by Craig Tatar and seconded by Douglas Bender. The nomination passed unanimously.

David White was nominated by Raymond Smith and seconded by Douglas Bender. The nomination passed unanimously.

Nancy Patula was nominated by Craig Tatar and seconded by Douglas Bender. The nomination passed unanimously.

Douglas Bender was nominated by Raymond Smith and seconded by Nancy Patula. The nomination passed unanimously.

Craig Tatar was nominated by Raymond Smith and seconded by Douglas Bender. The nomination passed unanimously.

Results of the Organizational Meeting

Raymond Smith	President
David White	Vice President
Nancy Patula	Director
Douglas Bender	Treasurer
Craig Tatar	Secretary

Craig Tatar made a motion to adjourn, seconded by Doug Bender.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,



Craig Tatar
Secretary