

## Long Bayou Condominium Association, Inc Membership Annual Meeting – November 16, 2021 Minutes

A meeting of the Members of the Long Bayou Condominium Association, Inc. was held November 16, 2021 at 7:00 p.m. in the auditorium of the Clubhouse located at 9777 62<sup>nd</sup> Terrace N, St. Petersburg, FL 33708, pursuant to the Notice properly posted.

It having been determined that a quorum of 166 unit owners 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 166 unit owners in Person or Proxy.

**Minutes:** Doug Bender made a motion to accept and waive the reading of the previous year’s annual board meeting minutes of November 17, 2020. Debbie Barrett seconded the motion. The motion passed unanimously, 4-0.

**Propositions:** Ben Commons reviewed the four (4) propositions proposed by & for the unit owners.

Proposition 1– Vote on Rollover of Surplus Funds

Proposition 2– Vote on 2021 Audit

Proposition 3– Vote on Waiving Full Reserves

Owners comments regarding each proposition were heard and their 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. The meeting was resumed.

Ben Commons, Property Manager, then reported the results of the votes on the three propositions.

		YES	NO	
Proposition 1 Do you approve the Rollover of surplus funds not used in 2021 to be carried over to 2022 to avoid any tax liability on funds rolled over	50% + 1	161	5	Passed
Proposition 2 Do you approve a waiver of the 2021 Audit?	50% + 1	116	28	Passed
Proposition 3 Should the reserves required by Florida State Statute 718, 112(2)(f), F.S. Be 90% waived for the upcoming fiscal year as presented in Budget 'B' (lower maintenance fee)	50% + 1	159	7	Passed

## Results of the Election Ballots

<b>Name of Candidate</b>	<b>Number of Votes</b>
<b>Doug Bender</b>	<b>111</b>
Jary Lubinski	41
Jerry Martin	43
Darrell Musser	32
<b>Raymond Smith</b>	<b>131</b>
<b>Eric Young</b>	<b>126</b>

Congratulations to Doug Bender, Raymond Smith and Eric Young for retaining their seats on the Long Bayou Association Board

### **Owners Comments:**

Owners spoke about Annual Meeting Packets that were never received by residents and/or never received back by the office. Ben and Raymond Smith spoke about changing the date of our election to February, so more of our residents are present. A second idea was to enable online voting for our propositions and our Board Members. If residents are not online, they can opt out of online voting and receive a printed packet as they currently receive. A survey of residents present at tonight's meeting was taken and an overwhelming majority wanted online voting.

Ben Commons, our Property Manager, told the owners about the Surfside Task Force. The Surfside was the high rise condominium building in South Florida that collapsed and fell down. The Surfside Task Force resulted in the following Task Force Report.

The Florida Bar Condominium Law and Policy Life Safety Advisory Task Force Report includes a number of recommendations for condominium developments in Florida, including:

- Require timely maintenance and repair
- Empower condo boards to impose assessments on owners
- Empower condo boards to borrow money to pay for repairs
- Mandate engineer or architect reports on each building's common elements
- Require those common-element reports to be updated every five years
- Boost requirements for cash reserves

According to the Task Force Chair and Florida attorney, Bill Sklar, the recommendation to boost cash reserves is likely one of the most controversial proposals. Potentially new laws may go into affect over the next 3-5 years to increase reserve funds.

A motion for adjournment was made by Raymond Smith and seconded by Doug Bender. The motion passed unanimously, 4-0. The meeting was adjourned at 7:55 p.m.

## **Organizational Meeting**

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.

All members of the Long Bayou Condominium Association's Board of Directors agreed to keep their 2020 positions on the Board.

### **Results of the Organizational Meeting**

Raymond Smith	President
Eric Young	Vice President
Debbie Barrett	Director
Doug Bender	Treasurer
Craig Tatar	Secretary

Respectfully Submitted,



Craig Tatar  
Secretary