

**Long Bayou Condominium Association, Inc**  
**Membership Annual Meeting – November 17, 2020 Minutes**

A meeting of the Members of the Long Bayou Condominium Association, Inc. was held November 17, 2020 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 162 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 162 unit owners in Person or Proxy.

**Minutes:** The owners made a motion to waive the reading of the previous year's annual board meeting minutes of November 19, 2019. The motion passed unanimously by the Board Members and the owners.

**Manager's Report:**

**I. UPCOMING CALENDAR EVENTS**

- Hurricane Season has been a busy one this year – due to end November 30<sup>th</sup>.
- January 2<sup>nd</sup> is the new extension for Pinellas County with Masks.
- Canadian Borders remain closed – month to month.

**II. COMPLETED PROJECTS**

- Three new water heaters have been installed so far for the year.
- Dryer vents have been cleared for laundry.
- Bats removed from 3 buildings.
- Painting of building and walkways was finish this year, we have a few areas flaking up that we are having painter return to fix.

**III. UNFINISHED BUSINESS/PROJECTS**

- Guard Gate updates with new arm on both sides and cameras. WE have not confirmed but owner stickers should be coming after Thanksgiving.
- Mulch possibly scaling back and or holding back this year as we have to many layers.
- Tree trimming is almost completed.
- Auditorium floor has had cracks and we have completed repairs.

**VI. FINANCIAL**

1 Association Notice to Lien w/ Foreclosure – possible payoff

2 More Units are deliq - letters have been sent

**VII. OTHER ITEMS**

**Do not dispose of babywipes in drains or you will be charged**

**President's Report:**

Long Bayou Projects Completed in 2020

1. Tough Summer-Covid-19 Closed Everything Down. Now, the pool is open to residents only! No guests. No Children.
2. Three New Water Heaters were installed.
3. Walkways and Laundries have been re-painted and re-sealed.
4. The Lounge, Hallway & Office Ceilings were tiled (updated).
5. The Auditorium Dance Floor needed repairs. We received a bid a bid of \$5,000. Smitty and Ty bought materials at Home Depot and did the job themselves for only \$2,000, saving us \$3,000!
6. Bats in Buildings 3, 4 and 5 have been removed and we are working on Building 7 now.

**Treasurer's Report:**

Owners Equity: \$93,733.

Reserves: \$619,529.

Expenses Exceeded Our Income: -\$19,217.

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

Proposition 1– Vote on 2020 Audit

Proposition 2– 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. Coffee and donuts were served and enjoyed during the intermission. The meeting was resumed.

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

	# Of Yes Votes Needed	Yes	No	Result
Proposition 1 Do you approve a waiver of the 2020 Audit?	68.5	126	33	Passed
Proposition 2 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)	68.5	140	4	Passed

### Results of the Election Ballots

Name of Candidate	Number of Votes
Debbie Barrett	124
Craig Tatar	123
Joseph Giglio	33

**Congratulations to Debbie Barrett who won a seat on the Long Bayou Condo Board!  
Congratulations to Craig Tatar who retained his seat on the Long Bayou Condo Board!**

**Owners Comments:**

An owner spoke and asked questions about dogs and pest spraying behind Buildings 8 & 9.

**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.

Raymond Smith was nominated by Craig Tatar as President and seconded by Eric Young. The nomination passed unanimously.

Craig Tatar was nominated by Raymond Smith as Secretary and seconded by Eric Young. The nomination passed unanimously.

Doug Bender was nominated by Craig Tatar as Treasurer and seconded by Raymond Smith. The nomination passed unanimously.

Debbie Barrett was nominated by Craig Tatar as Director and seconded by Doug Bender. The nomination passed unanimously.

Eric Young was nominated by Craig Tatar as Vice President and seconded by Raymond Smith. The nomination passed unanimously.

**Results of the Organizational Meeting**

<b>Raymond Smith</b>	President
<b>Eric Young</b>	Vice President
<b>Debbie Barrett</b>	Director
<b>Douglas Bender</b>	Treasurer
<b>Craig Tatar</b>	Secretary

Respectfully submitted,



Craig Tatar  
Secretary