

**Long Bayou Condominium Association, Inc**  
**Membership Annual Meeting – November 20, 2018 Minutes**

A meeting of the Members of the Long Bayou Condominium Association, Inc. was held November 20, 2018 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 159 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 159 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 14, 2017. The motion passed unanimously by the Board Members and the owners.

**President's Report:** President Raymond Smith

New Signs. The sign outside clubhouse cost \$160. from Mustang not \$1700. from Sign Shop.

All of our work is being properly done according to Florida Code.

Installed AC in clubhouse for \$900. not \$1500.

Quote from Home Depot for shuffleboard awning was \$5000....Smitty and Ty replaced same for \$200.

Shuffleboard Will have maintenance performed soon.

January 1, 2019 the New Spectrum Bulk Deal begins. Includes Two HD boxes and internet. Spectrum bills should automatically adjust, but all owners should check their bills monthly.

Long Bayou has asked Morgan & Morgan to add us to the pipe lawsuit....

Tyrone is the new maintenance man. Fran is our new cleaning person.

Building 9 will be painted at the end of February.

Replace all doors with fiberglass doors in the breezeways (electrical room, hot water heater room, etc.) for an estimated \$35K to be taken from our contingency funds.

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

Proposition 1–New Mailboxes & parcel boxes      Proposition 2–Maintenance Personnel

Proposition 3–Rollover of Surplus Funds      Proposition 4–Waiver of Mandatory Reserves

Owners comments regarding each proposition were heard and their questions were answered.

**Owners Comments:**

When will walkways be completed? Owners were told that the walkways will be completed with a different color including speckles/glitter. An additional charge will be incurred for color change and repainting walkways. Painters will not be paid until all work including walkways meet our completion standards.

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.

### Results of the Propositions

<b>Propositions</b>	<b># of Votes Needed</b>	<b>Yes</b>	<b>No</b>	<b>Result</b>
<b>Proposition 1 Mailboxes and Parcel Lockers</b>	<b>2/3 or 67% 107 votes</b>	<b>116</b>	<b>43</b>	<b>Passed</b>
<b>Proposition 2 Maintenance Personnel</b>	<b>50% + 1 81 votes</b>	<b>137</b>	<b>15</b>	<b>Passed</b>
<b>Proposition 3 Rollover of surplus funds</b>	<b>50% + 1 81 votes</b>	<b>153</b>	<b>0</b>	<b>Passed</b>
<b>Proposition 4 Waiver of Mandatory Reserves For Year 2019 (10% or 100%)</b>	<b>50% + 1 81 votes</b>	<b>141</b>	<b>11</b>	<b>Passed</b>

### Results of the Election Ballots

<b>Name of Candidate</b>	<b>Number of Votes</b>
<b>Craig Tatar</b>	<b>140</b>
<b>Margarite Pels</b>	<b>70</b>
<b>Nancy Patula</b>	<b>56</b>
<b>Eric Young</b>	<b>55</b>

### **A Special Thanks to Nancy Patula for her six years of service as a Long Bayou Condominium Association Board of Directors Member from 2010 to 2018.**

Congratulations to Craig Tatar who retained his seat on the Long Bayou Condominium Association Board of Directors for a two year term.

Congratulations to Margarite Pels who won a seat on the Long Bayou Condominium Association Board of Directors for a two year term.

President Raymond Smith asked the owners for a motion to adjourn. The owners present moved for adjournment; seconded by another owner. The motion carried unanimously. The meeting adjourned at 8:25 p.m.

An Organizational Meeting of the Board of Directors was held immediately following the Annual Meeting. Raymond Smith announced that the Board Members would remain in their same positions.

**Results of the Organizational Meeting**

<b>Raymond Smith</b>	<b>President</b>
<b>David White</b>	<b>Vice President</b>
<b>Margarite Pels</b>	<b>Director</b>
<b>Douglas Bender</b>	<b>Treasurer</b>
<b>Craig Tatar</b>	<b>Secretary</b>

Respectfully submitted,



Craig Tatar  
Secretary