

**Long Bayou Condominium Association, Inc**  
**Membership Annual Meeting – November 19, 2019 Minutes**

A meeting of the Members of the Long Bayou Condominium Association, Inc. was held November 19, 2019 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 169 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 169 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 20, 2018. The motion passed unanimously by the Board Members and the owners.

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

Long Bayou Projects Completed in 2019

1. Four Water Heaters costing \$32,000. Thanks to the residents who volunteered to help.
2. All 9 Buildings and Walkways have been painted and sealed.
3. We bought 2 treadmills, a weight bench and weights with racks.
4. Stucco repairs on Clubhouse and half of Clubhouse has been painted by staff and volunteers.
5. Sidewalk repairs/cleaning Buildings 8 & 9.
6. Major Plumbing Issue in Building 1 costing \$10,000. for excavation and replacing pipes under concrete in the bedroom, kitchen and Florida room of the condo involved.
7. Built a 12'x24' Storage Shed for \$7,000. using only insurance money when a resident ran over flowers, shrubs and damaged our metal storage shed last Summer.
8. Building 9 Entry to Elevator was done.
9. All Building Hallway Doors were replaced for only \$12,000. We received bids at \$35,000.
10. We have New Commercial Speed Queen Top Loading Washers for \$31,000. They use our cards. They clean better and spin a lot faster than the old washers. Clothes take less time drying!
11. We are getting bids on replacing the Clubhouse Hallway and Office flooring.

**Treasurer's Report:** Doug Bender

Total Assets: \$888,731.53

Reserves: \$566,581.56

Expenses Exceeded Our Income: -\$16,254.04

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

Proposition 1– Dog Park

Proposition 2– Waive Florida Statute Limiting Board Members to 8 years of Service

Proposition 3– Waive 2019 Audit

Proposition 4–Waiver of Mandatory Reserves For Year 2019 (10% or 100%)

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

**Owners Comments:**

Owners spoke for and against the Dog Run Area proposed for behind Building 8.

An owner asked about putting personal for sale signs on Bulletin Boards and was told no as other outsiders then come in and post all kinds of cards and signs for selling and cleaning, etc.

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 Dog Run behind Building 8?	127	90	88	Did Not Pass
Proposition 2 Do you approve a waiver of the Florida Statute limiting Board Members from serving over 8 yrs?	114	147	24	Passed
Proposition 3 Do you approve a waiver of the 2019 Audit?	85	127	41	Passed
Proposition 4 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)	85	155	15	Passed

### Results of the Election Ballots

Name of Candidate	Number of Votes
Douglas Bender	141
Jary Lubinski	42
Don Seal	52
Raymond Smith	163
Eric Young	120

Congratulations to Eric Young who won a seat on the Long Bayou Condo Board!  
 Congratulations to Smitty and Doug who retained their seats on the Long Bayou Board!

### **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 Douglas Bender. The nomination passed unanimously.

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

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

Margarite Pels was nominated by Raymond Smith 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>Margarite Pels</b>	Director
<b>Douglas Bender</b>	Treasurer
<b>Craig Tatar</b>	Secretary

Respectfully submitted,



Craig Tatar  
Secretary