

**Long Bayou Condominium Association, Inc**  
**Membership Annual Meeting – November 14, 2017 Minutes**

A meeting of the Members of the Long Bayou Condominium Association, Inc. was held November 14, 2017 at 7:10 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 unit owners (154) were present or represented by proxy. Raymond Smith, President called the meeting to order at 7:10 p.m. and led the Pledge of Allegiance.

Quorum: A quorum was met with 154 in Person or Proxy.

Minutes: Nancy Patula made a motion to waive the reading of the previous year's annual board meeting minutes of November 15, 2016. The motion passed unanimously by the Board Members and the owners.

President's Report: President Raymond Smith

- I would like to thank Pat Elsesser, our part time maintenance man who installed the 3 hot water heaters (Clubhouse, Building 9 and Building 1) for us and saved us approximately \$12,000.
- Someone defecated in the Women's shower stall, tennis court and billiard room.
- Toilet paper and toilet paper roll mechanisms were stolen.
- Painting will begin during the first two weeks in January, 2018 in Buildings 7 & 8.
- A new large shed was purchased for \$1,000. and was built yesterday thanks to Mark (Building 1), Gordon (Building 1), Mike (Building 9) and Smitty. It took them 7 hours to build.

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

Proposition 1– Vote for Number of Units Owners Can Lease.

Proposition 2– Vote to Prohibit Lease for First Year

Proposition 3– Vote on Rollover of Surplus Funds

Proposition 4– Vote on Waiving of the Financial Report (Audit). We were audited in 2015. Our Financial Report for 2015 is on our website, <http://longbayoucondos.com/LBFS2015.pdf>

Proposition 5– Vote on 10% or 100% Funding of Our Budget

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

Owners Comments:

Don't back into carport parking spaces because the exhaust fumes go into ground floor units.

Smooth hot tub seats and clean the hot tub.

Car Policy is 1 car in your carport and 1 car in back of Building 9 visitor spots along the fence. All cars must have a plate and sticker.

Dog Policy is dogs must be under 15 pounds, No Guests may bring dogs, and No dogs for Renters.

Mansours' clay tiles will be fixed when painting is being done in 2018.

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 five propositions.

	<b># of Votes Needed</b>	<b>Yes</b>	<b>No</b>	<b>Result</b>
Proposition 1 No unit owner may lease more than three Units at any given time.	<b>2/3 or 67%</b> <b>103</b>	<b>117</b>	<b>31</b>	<b>PASSED</b>
Proposition 2 No unit owner may lease their unit during the first year of ownership.	<b>2/3 or 67%</b> <b>103</b>	<b>103</b>	<b>48</b>	<b>PASSED</b>
Proposition 3 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?	<b>50% + 1</b> <b>78</b>	<b>146</b>	<b>5</b>	<b>PASSED</b>
Proposition 4 Waiving of the Financial Report (Audit).	<b>50% + 1</b> <b>78</b>	<b>135</b>	<b>13</b>	<b>PASSED</b>
Proposition 5 Waiver of Mandatory Reserves for 2018 (10% Funding)	<b>50% + 1</b> <b>78</b>	<b>137</b>	<b>3</b>	<b>PASSED</b>

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>	President
<b>David White</b>	Vice President
<b>Nancy Patula</b>	Director
<b>Douglas Bender</b>	Treasurer
<b>Craig Tatar</b>	Secretary

President Raymond Smith asked the owners for a motion to adjourn. Dave White made a motion to adjourn. The motion was passed unanimously by the Board Members and the owners. The meeting adjourned at 8:20 p.m.

Respectfully submitted,



Craig Tatar  
Secretary