

Long Bayou Condominium Association Board Minutes for February 9, 2017

The meeting was called to order at 1:00 pm. Present were Raymond Smith, David White, Douglas Bender and Nancy Patula. Absent was Craig Tatar (excused). Douglas Bender made a motion to approve the minutes of the November 15, 2016 meeting. Dave White seconded the motion. The motion passed unanimously.

Treasurer's report:

Our current assets are \$1,242,520.31. Our total reserves are \$827,065.03. Our 2016 net income was \$16,414.69. We currently have two properties that are delinquent. One is in foreclosure and the other has an intent to lien. Total indebtedness for both properties is \$7600.

Managers report:

The 2017 telephone directories have been issued. A new replacement doors and windows policy is under development (to be discussed more in new business). Residents were reminded not to flush baby wipes and other such objects down the toilets. There have been some roof leaks in building 9 that are being addressed. Pat, our part-time maintenance employee has been helping on various maintenance projects.

New Business:

Ray Smith reminded residents to clean up spills & other messes that they make in the clubhouse.

Painting of Buildings: We received bids for replacing the walkways in buildings 1-9 and painting buildings 1-8 themselves. We received bids from: Pruvco \$250,000., Lowes \$187,600. and 4-A Painting \$201,400. The best method for repairing walkways is being tested at building 3.

Dave White made a motion to accept the bid from 4-A Painting, who we have successfully used in the past, of \$201,400. to replace the walkways and laundry rooms for buildings 1-9 as soon as possible and to paint the exteriors of buildings 1-8 in the spring of 2018. Nancy Patula seconded the motion. The motion passed unanimously.

Door Policy: Currently our policy to replace exterior doors is very generic. Currently we require replacement doors to be six panel. The Association supplies the paint. Owners will be grandfathered in if their current doors do not meet the new policy. There was no consensus among the owners present if door handles should be required to be brass or silver. It was mentioned the handles should used that meet the needs of handicapped users. Digital locks that some owners now have will not be allowed under the new policy. The types of door numbers that can be used will also be addressed. The Board unanimously approved a motion to table the 'Doors and Window Policy' to have further discussions.

Owners Comments:

Residents of Building 9 had concerns about noises that they hear from other units, especially from tiled floors of units above them. They were reminded that since November 2014 owners have been required to install sound barriers when installing new flooring in upper level units.

Residents had concerns about people talking loudly outside their units. There is little that we can do, it was recommended that you ask these people politely to lower their voices.

Owners were told fish were dying in the lake due to the shallowness of our lake and a lack of oxygen in the water. Nancy Patula made a motion for adjournment. Dave White seconded the motion. The motion passed unanimously. The meeting was adjourned at 1:40 p.m.

Nancy Patula

Interim Secretary