

**Long Bayou Condominium Association, Inc  
Board of Directors Meeting – October 14, 2015 Minutes**

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on October 14, 2015 at 1:30 pm 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.

Raymond Smith, President called the meeting to order at 1:30 pm and led the Pledge of Allegiance.

Roll Call: Present at the Meeting:

Raymond Smith, President  
Craig Tatar, Secretary via phone  
Nancy Patula, Director

Ben Commons, Property Manager

David White, Director (excused absence)

Also present was Carol Everhart, Senior Vice President of BB&T

Minutes: Motion made by Nancy Patula to approve the minutes of the last board meeting held on August 10, 2015 and waive the reading of those board meeting minutes, seconded by Craig Tatar. Motion passed unanimously.

Treasurer's Report: In the absence of the treasurer, Ben Commons stated we are doing well; while budget shows a deficit of \$20,000.00, this comes with a disclaimer as \$50,000.00 was rolled over.

Manager's Report: We are currently preparing for elections as well as the items for the annual meeting. The budget meeting will be held on November 5<sup>th</sup>. The floors in the auditorium and main building were stripped and waxed. Arrow is adding nitrogen to the lawns. Mulch will be added in the next couple of weeks. There are two units in collection. Again all were reminded - no baby wipes are to be disposed of in the plumbing.

New Business: Carol Everhart of BB&T prepared and went over four options for our insurance renewal. Renewal is available with our current carrier American Coastal. American Coastal is the fifth largest insurance company; B B & T is the parent company. Option 2 came in at \$153,000 vs. \$171,000 last year. Question was asked if this option includes cost of current construction. Ms. Everhart stated that not only does it include cost of current construction but also includes Wind. Nancy Patula made a motion to go with Option 2. Craig Tatar seconded. Motion passed unanimously. It was stated that our flood insurance is up for renewal in March at which time there will be an increase from \$71,000 to \$98,000 due to federal government fees. Ben said that we will therefore almost break even.

Ben next led the discussion regarding the installation of parcel lockers which have once again been requested by residents, notably building 9. A slab would be poured and a double stacked unit installed for an approximate cost of \$800 per set up. Some in attendance did not think these are necessary. It was decided that it would be left up to the residents to vote on. Nancy Patula made a motion to purchase and install four (4) parcel lockers for Building 9 and two (2) each for buildings 1 through 8. Craig Tatar seconded the motion. Motion passed unanimously.

Discussion then turned to the Building 9 request for a gas grill to be placed on the patio behind Building 9. A Building 9 resident indicated that he would purchase grill and that Building 9 residents would maintain and fuel. Ben reminded all that anything on common property would be available to all residents to use.

Again the issue will go before the residents to vote on. Motion was made by Nancy Patula to allow Building 9 to purchase and maintain a gas grill to be located on the common element of the patio behind Building 9 to be available for use by all Long Bayou owners. Motion was seconded by Craig Tatar. Motion passed unanimously.

Owners' Comments: An owner complimented Management on the renovation of the Building 9 elevator. Ben stated that air conditioning and a larger exhaust fan are still to be added.

Several comments were made regarding the storage of rummage sale items in the arts and craft room and in the pool room. Another owner suggested looking into the purchase of a used trailer for storage. She can get a price. It will be looked into.

Another owner complimented Smitty and Mark on the auditorium floor.

Smitty explained the reasons for letting one of the maintenance staff go.

Ben explained the need for "tellers" to assist at the November 17, 2015 general meeting and asked for a few more volunteers.

There being no further discussion, Board Member Craig Tatar moved for adjournment; seconded by Nancy Patula. Motion carried unanimously. Meeting adjourned at 2:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy Patula".

Nancy Patula