

**Long Bayou Condominium Association, Inc.**  
**Board of Directors Budget Meeting – November 5, 2015 Minutes**

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on November 5, 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, Nancy Patula, Director, Ben Commons, Property Manager, David White, Vice President via phone

Previous Meeting Minutes:

Motion made by Nancy Patula to approve the minutes of the last board meeting held on October 14, 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.

We have over \$1,000,000. in our operating funds and in reserve accounts.

Manager's Report:

**We are preparing for our annual meeting on November 17, 2015 at 7:00 p.m. in the auditorium, please ensure we have your proxy for the meeting if you are attending or not.** Finishing up mulch and adding approximately 20 new plants around the complex. Arrow, our grounds pest service, is reimbursing Millenium, our lawn care service, for lost sod in areas around the complex. The lost sod will therefore be replaced at no cost to us. Our insurance was renewed and we are getting the new flood insurance declaration pages available for residents to send to their mortgage companies and/or insurance agents. The new flood insurance declaration pages will be available at the office and on our website. In the next 2-3 weeks we will begin painting the shuffleboard courts and adding pickle ball lines on one of the tennis courts. <https://en.wikipedia.org/wiki/Pickleball> There are two units in collection. Again all were reminded - no baby wipes are to be disposed of in the plumbing.

New Business:

The 2016 Budget was explained by our property manager, Ben Commons. Maintenance fees will remain the same in 2016 as they were this year.

100% vs 10% funding:

10% funding puts \$67,000 into reserves.

100% funding would more than double the maintenance fees.

Our windows and door policy needs to be reviewed.

An owner asked about following up on checking units every 14 days when an owner is absent. A form will be developed for residents indicating the name and phone number of the person who checks the condo twice a month of an absent owner. Absent Owner Condo Check Forms will be kept in the office.

An owner asked about re-plumbing all buildings. They were told that the cost would be too much, well over \$1,000,000., probably much more to make holes in walls and re-plumb all old pipes and call for an assessment of, at least, \$5,000. which a majority of owners do not want. We will continue to replace/re-plumb old pipes on an as needed basis which occurs about once or twice a month and over time all pipes will be replaced/re-plumbed.

Motion made by Nancy Patula to approve Budget B (10% funding), seconded by Craig Tatar. The motion passed unanimously.

Background Checks were discussed. Background Checks paid for by prospective renters and new owners cost \$60. for individuals and \$95. for couples. Background Checks done for U.S. Citizens are good for 6 months according to the Background Check Agency and are very thorough. However, Canadian Background Checks have to be done for each province and are not as thorough.

Motion made by Craig Tatar that all renewals are exempt for Tenant Check Requirements so long as its within a 12 month period. The Board may make exceptions on a case by case basis for longer periods of time in between previous lease or stay. Nancy Patula seconded the motion. The motion passed unanimously.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Craig Tatar". The signature is written in dark ink and is positioned below the text "Respectfully submitted,".