

Long Bayou Condominium Association, Inc.

Board of Directors Meeting – June 11, 2021 Minutes

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on June 11, 2021 at 11:00 a.m. in the auditorium of the Clubhouse located at 9777 62nd Terrace N, St Petersburg, FL 33708, pursuant to the Notice properly posted.

Raymond Smith, President, called the meeting to order at 11:00 a.m. and led the Pledge of Allegiance.

Roll Call: Present at the Meeting: Raymond Smith, Craig Tatar, Debbie Barrett and Doug Bender

Previous Meeting Minutes:

Motion made by Craig Tatar to approve the minutes of the last board meeting held on October 29, 2020 and waive the reading of those board minutes. Seconded by Debbie Barrett 4-0. Motion passed unanimously.

Treasurer's Report:

As of April 30, 2021:

\$61,191 in our Operating Fund \$662,696 in our Reserve Fund \$22,357 is our Surplus for the year and we have \$9,092 in our Laundry Fund.

Craig Tatar made a motion to accept the treasurer's report, subject to audit. Debbie Barrett seconded the Motion. 4-0. Motion passed unanimously.

Manager's Report:

The Annual Long Bayou Condominium Board Meeting is on Tuesday, November 16, 2021 at 7:00 p.m. in the auditorium. However, the Board is asking that residents drop off their ballots and propositions in the office or mail them, instead of attending due to COVID-19.

- Hurricane Season has begun – due to end November 30th.
- Year End statement requests have been sent to owners.
- Senearthco website is changing to Tops with July 1st launch.
- We have ordered a new AC for office/clubhouse.
- We are painting carports.
- We did not mulch, but will mulch in October this year. We are planning on removing old plants and adding approximately 70-80 new plants this year during rainy season.
- Security issues/actions from Bikes being stolen. Added cameras and extending barb wire in suspect area.
- We do have new owners that do have approved Service Animals or ESA dogs
- 1 Association Notice to Lien
- Do not dispose of baby wipes in drains or you will be charged

President's Report:

Someone broke into a locked water heater room in Building 9 recently and turned up the water heater's thermostat to maximum temperature causing the water heater to be burned out. It will now cost us between \$12,000-\$14,000 to replace the water heater. More Cameras may be needed in our critical areas to prevent further vandalism in the future.

New Business:

Our Trash enclosures need repair all the time. The doors to the dumpster are hard to open and close. We have 3 bids for new dumpster enclosures. Residents will no longer have to open and close doors. There will be entrances on both sides of enclosure and you can enter from either side open the dumpster door and easily throw away your garbage. Thanks to Eric Young and Rob Reese for their assistance with this dumpster issue.

Craig Tatar made a motion to approve the bid from West Coast for the demolition of our old dumpster enclosures and construction of new easy in and easy out enclosures. Debbie Barrett seconded the Motion. 4-0. The motion passed unanimously. unanimously.

Craig Tatar made a motion to approve the bid from Iron Shield at \$1,451 for the cameras on Building 8 for security to see any activity or trespassers coming over the fence. Debbie Barrett seconded the Motion. 4-0. The motion passed unanimously.

Owner Comments:

Owners spoke about security issues with the new guard gate company, Securitas.

Someone suggested all 272 unit owners sign a petition with a list of grievances for the supervisor at Securitas.

Request that the Road Committee announce their meetings. Their President lives in the Villas.

Lawn maintenance issues were discussed by many owners. A lot of our grass is burnt due to the high 90s temperatures for the past two months plus. Also, there is a fertilizer ban, but Nitrogen is being put down on our grassy areas to provide some lawn feeding.

Adjournment:

There being no further discussion, Craig Tatar made a motion for adjournment. Seconded by Debbie Barrett 4-0. The motion passed unanimously. The meeting adjourned at 11:58 a.m.

Respectfully submitted,

A handwritten signature in dark ink that reads "Craig Tatar". The signature is written in a cursive, flowing style.

Craig Tatar
Secretary