

Long Bayou Condominium Association, Inc.

Board of Directors Budget Meeting – October 22, 2021 Minutes

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on October 22, 2021 at 1:00 p.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 1:00 p.m. and led the Pledge of Allegiance.

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

Previous Meeting Minutes:

Motion made by Craig Tatar to approve the minutes of the last board meeting held on June 11, 2021 and waive the reading of those board minutes. Seconded by Doug Bender. 4-0. Motion passed unanimously.

Treasurer's Report:

As of September 30, 2021:

\$154,084.62 in our Operating Fund \$685,395.29 in our Reserve Fund \$42,576 is our Surplus for the year and we have \$24,443. 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:

- Annual Meeting November 16, 2021 at 7 p.m. in the Auditorium
- Hurricane Season is ongoing – due to end November 30th.
- We have a new landscaping company Fieldstone. They are working to get our property back up to par and estimate 30 – 45 days to correct the issues.
- We have had 2 more bikes stolen sometime in the last 6 months. Please ensure you lock you bikes up even if they are in the bike rooms.
- We are looking into signal link options as our current system is out of date and we are having difficulty finding replacements due to age of system.
- Surfside Task force has submitted its recommendations. We have engaged an engineer to do a Property Structural Evaluation for Building 9 (4 stories).
- First Notice was mailed. Second Notice is pending the budget and Annual meeting topics to prep and mail next week. We are looking for tellers to assist with the Annual meeting. We will be having an election this year.
- We are getting bids to mulch.
- Association has 1 Condo Lien and one more was sent to our attorney for a second Lien.
- Attention Please: Do not dispose of baby wipes down drains or you will be charged!

President's Report:

- Insurance Carriers are either leaving Florida or increasing their prices. We were told that insurance in Florida is going up 20% every year for the next 3 years. For 2022, we have four insurance options.
- The pool is now open to all residents and their guests and children.
- Coffee and this Wednesday, Oct 27th in Auditorium, Doors Open 8:30 a.m. Hosted by Jim Bridge.
- Everything is open! Line Dancing, Monday Pot Luck, etc. Dances begin in January.

New Business:

2021-2022 Insurance Renewal

The Board agreed on Option 4. Our property includes a \$10,000 deductible per occurrence or 5% in the event of a hurricane. Our liability insurance increased from \$10,000. in 2021 to \$23,000. in 2022 because of two slip and fall accidents on our property in 2021. This insurance also covers the carports, tennis courts and shuffleboard court canopy. Craig Tatar made a motion to approve the purchase of our Insurance Option 4 for 2022. Seconded by Debbie Barrett. 4-0. Motion passed unanimously.

Road Gate and Decals

Doug Bender motion to purchase Decals for our cars. Seconded by Craig Tatar. 4-0. Motion passed unanimously. Raymond Smith asked Debbie Gilliom, our Road Board Representative, to inquire the cost of a Night Guard.

Annual Meeting Topics

Doug Bender made a motion to not include the topic of banning motorcycles on our property. Seconded by Debbie Barrett. 4-0. The motion passed unanimously.

Craig Tatar made a motion to not include the topic of a dog park on our property. Seconded by Doug Bender. 4-0. The motion passed unanimously.

2022 Budget

Ben Commons, our property manager, read over the proposed budget for 2022, line item by line item, explaining each item and answering all of our resident's questions.

Doug Bender made a motion to approve the proposed 2022 budget. Seconded by Craig Tatar. 4-0. Motion passed unanimously.

Owner Comments:

Owners questions were answered throughout the Budget Meeting.

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 2:47 p.m.

Respectfully Submitted,



Secretary