

**Long Bayou Condominium Association Board of Directors Meeting
February 13, 2013 Minutes**

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on February 13, 2013 at 2:00 p.m. in the auditorium of the Clubhouse located at 9777 62nd N, St Petersburg, FL 33708, pursuant to the Notice properly posted.

Raymond Smith, President called the meeting to order at 2:00 p.m. and led the Pledge of Allegiance.

All Board Members, Raymond Smith, David White, Judy Kovatch, Nancy Patula and Craig Tatar were present.

Judy Kovatch made a motion to approve the minutes of the previous Board meeting held on October 16, 2012. David White seconded the motion. Motion passed unanimously, 5-0.

Treasurer's Report: Judy Kovatch stated that we are financially in good shape with a budget surplus. She also stated that we received a refund from our insurance company in the amount of \$25,000. due to our wind mitigation report. David White made a motion to accept the Treasurer's Report subject to audit. Motion was seconded by Craig Tatar. Motion passed unanimously, 5-0.

Manager's Report: Manager Ben Commons stated that everything is going well. There are 3 delinquencies with the attorney and only two (2) foreclosures for the entire property with approximately \$11,000.00 in delinquencies. These are excellent statistics for a complex of this size.

The Annual Financial Report will go out to owners in the next few weeks.

The Health Room floor has been replaced.

The Men's Locker Room has been demolished and will be rebuilt with a handicapped accessible shower and toilet as well as a regular shower and toilet.

New Business:

A. 2-26 sale/rent title

The Long Bayou Condominium Association holds the title to Building 2-Unit 26 and we are not receiving any maintenance fee from the unit. The unit needs a new shower pan in the master bath. A Robert Vanonlanger offered to purchase the title from us for \$1,000. and he would pay the monthly maintenance fee of \$371. and any other bills arising from the unit. Mr. Vanonlanger would fix the shower pan and any other problems with the unit. David White made a motion to sell the title to Building 2-Unit 26 to Mr. Vanonlanger contingent upon his fixing the shower pan and any other problems in the unit before moving into the unit and pay the monthly maintenance fee. Motion was seconded by Craig Tatar. Motion passed unanimously, 5-0.

B. Upgrade Fire Panel/Fire Code in buildings 1-8

Three bids were obtained:

\$18,485. per building for a wireless system from Piper

\$28,750. per building for a wireless system from United Fire

\$24,583. per building for a wired, conduit system from ADT

Craig Tatar made a motion to approve the purchase of a Wireless Fire Panel and alarm system from Piper for no more than \$160,000. for all units in buildings 1 through 8 with money coming from our operating budget of \$300,000. with the project being completed

before our November, 2013 general meeting. When the project is completed, all units in each of buildings 1 through 8 will be approved by the Fire Marshall before any payment is made by the association. As part of this project each bedroom of each unit in buildings 1 through 8 will have a fire alarm plugged into a bedroom outlet. Once the project is completed all units in buildings 1 through 8 will be up to current fire codes. Motion was seconded by David White. Motion passed unanimously, 5-0.

C. Website realtor ads

Website realtor ads were discussed by the Board. All Board members agreed that website realtor ads would not benefit the association.

Owners Comments:

An owner asked about the sidewalks behind Building 4. He was told that sidewalks behind Building 4 would be on the November proposition ballot. All unit owners will discuss and vote on the proposition to put sidewalks behind Building 4 at the November general meeting.

An owner stated that she and other unit owners paid for the sidewalks behind and leading to their units years ago and that owners should be responsible.

An owner asked about the renting out of the bar and the auditorium. She was told that there was a \$500. deposit for renting the auditorium and any damages would be repaired with proceeds from the \$500. Also, that condo unit owners can use any of the facilities.

An owner asked about hiring a security guard to check during the night that all doors in the clubhouse and auditorium were locked and that all was safe and sound. An owner stated that a guard was not cost effective and that he was against hiring a guard.

Craig Tatar made a motion for adjournment. David White seconded the motion. Motion passed unanimously, 5-0. The meeting was adjourned at 2:45 p.m.

Respectfully Submitted,

A handwritten signature in dark ink, reading "Craig Tatar". The signature is written in a cursive, flowing style. The first name "Craig" is written with a large, looped 'C' and the last name "Tatar" follows in a similar cursive script.