

Long Bayou Condominium Association Board of Directors Meeting - April 14, 2016 Minutes

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on April 14, 2016 at 1:00 p.m. in the Clubhouse Auditorium located at 9777 62nd N, St Petersburg, FL 33708, pursuant to the Notice properly posted.

Raymond Smith, President, called the meeting to order at 1:00 p.m. Board Members: Raymond Smith, David White, Doug Bender, Nancy Patula and Craig Tatar were present.

Craig Tatar made a motion to approve the minutes of the previous Board meeting held on November 17, 2015. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

Treasurer's Report:

Doug Bender, the Board of Director's new treasurer was introduced by our President, Raymond Smith. Doug reported that as of April 1, 2016 our operating budget stands at \$135,032.43. Our laundry budget is \$72,070.04 Our assets are \$1,244,865.24. Our net income since January 1, 2016 is \$46,372.

The Manager's Report:

-The year end audit was completed and we will begin copying/ mailing out to all owners per their request next week.

-Finished going through all roof drains and AC drains in all the buildings

-Sprinklers have been repaired/adjusted in all buildings except clubhouse

-Building 9 storm drain was replaced

-We are prepping for our upcoming summer projects: Water Heaters , Pressure washing courtyards and sidewalks, touch up carports, and planter beds around all buildings

-Do not dispose of baby wipes or Clorox wipes down the drains or owner will be charged

-1 unit Bank foreclosure

-1 unit Association started Foreclosure

-2 units Association – pending lien filing by lawyer

-Unit 2-26 was sold at deed auction recently and we are trying to recoup \$18K in maintenance fees

New Business:

1. Building 9 was painted four years ago. Buildings 1-8 were painted ten years ago. We have received three bids for the painting of Buildings 1-8 which includes the painting of all doors and caulking of all windows. Foray is asking \$154K, Lowes is asking \$187K and Bravo is asking \$250K. We are waiting on other bids. Buildings 1-8 will be painted in 2017 at which time we will have more funds available.

2. Craig Tatar made a motion to accept the bid of Foray to repair/replace the ground floor walkways and laundry rooms in Buildings 1 through 8 and the walkways in Building 9 at a cost of \$48K with the work being done in the late Summer of 2016. It includes a seven year warranty and they are bonded and insured. Nancy Patula seconded the motion. Motion passed unanimously, 5-0.

3. The Rummage Sale raised \$7,416.53. We have received two bids for shades for the clubhouse aside from the auditorium. Budget Blinds wants \$9,066. Rod Runners wants \$4,364. Rod Runners will get the bid for the blinds. Other rummage sale proceeds will pay for the reupholstering of our auditorium chairs which will be colored tan with felt pads.

Owners Comments:

-Mailboxes were discussed. Owners were told if they had problems with mail delivery that they should go to the Madeira Beach Post Office (33708) and ask that any packages be kept there and that they be notified of their delivery. Last November, Proposition 2, Do you approve the addition of Parcel Lockers for Buildings 1-9 did not pass with a vote of 32 Yes votes and 131 No votes.

-Dryer times was discussed. Dryers are currently set at 45 minutes for \$.75. Dryers will be reset at 15 minutes for \$.25. This will give our residents more options for using the dryers.

-The Umbrellas by the pool were discussed. They were told they cost \$200. They break because people using them do not close them, but leave them open for the wind to break them. Please close the umbrellas after using them. If you see people leaving them open, please ask them to close them.

-Lights are being left on in laundry rooms, men's and women's locker rooms and other rooms in the clubhouse. Light sensor shut offs will be installed in all of those areas to correct this problem.

-The doors to the clubhouse bar and the women's card room are being left open. New door closures will be installed to correct this problem.

-An owner commended Raymond Smith and the entire Board of Directors for a job well done.

-Some residents do not know about our Monday Night Pot Luck Dinner in the clubhouse bar area. This information will now be added to our monthly calendar/newsletter. All residents are invited to participate in our Monday Night Pot Luck Dinner which begins at 5:00 p.m. B.Y.O.B. Bring a side dish and/or entree and/or dessert that serves 5-6 persons and join the fun and camaraderie.

Adjournment:

David White made a motion for adjournment. Nancy Patula seconded the motion. Motion passed unanimously, 5-0. The meeting was adjourned at at 2:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Craig Tatar". The signature is written in black ink and is positioned below the typed name "Craig Tatar".