

**Long Bayou Condominium Association Board of Directors Meeting
October 8, 2013 Minutes**

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on October 8, 2013 at 3:00 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 3:00 p.m. and led the Pledge of Allegiance. Board Members: Raymond Smith, Judy Kovatch, Nancy Patula and Craig Tatar were present. David White was absent.

Craig Tatar made a motion to approve the minutes of the previous Board meeting held on May 28, 2013. Judy Kovatch seconded the motion. Motion passed unanimously, 4-0.

Treasurer's Report: Judy Kovatch made a motion to accept the financial report subject to audit. Motion was seconded by Nancy Patula. Motion passed unanimously, 4-0.

Manager's Report:

There is one foreclosure and the foreclosed unit we hold title.
Tables for the patio behind building 9 will be here next week.

New Business:

A. Insurance Renewal from American Coastal Insurance with the same coverage as last year with a lower premium (from \$198, 564.99 to \$184, 611.29) was presented by our insurance agent. She told the owners that our flood insurance through the association was quite comprehensive and would cover complete cost of reconstruction of all walls, wallboard, electric, etc. However, it would not cover your furniture, clothing or personal effects.

Judy Kovatch made a motion to approve the purchase of an option 1 renewal of our American Coastal Insurance Policy as of October 27, 2013. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

B. Budget for 2014

Judy Kovatch spoke and walked the owners through highlights of the 2014 Budget. Questions were taken from the owners and answered by Ben Commons.

Ben spoke briefly about the laundry budget line items explaining that they dealt with maintenance of the laundry machines. Another point was raised regarding the cell dialers and piper fire alarm monies which were spent on Buildings 1-8 to bring those buildings up to current fire code. It was explained that the money came from previous surpluses and that we were saving money now as the cell dialers are a lot less expensive than the previous phone service.

Judy Kovatch made a motion to accept the Budget for 2014. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

C. Annual Meeting Tellers

We need tellers for our annual meeting! Interested persons, please let the office know you would like to volunteer as a teller.

D Recreation Areas/Auditorium New Flooring

The board secured three bids to replace the flooring in the entire auditorium, kitchen, back halls and rooms and lounge area, as well as, the hallways in the clubhouse, the women's card room, the men's card room, the bar, the billiard room and the halls and rooms in the office area of the clubhouse. Current flooring will be removed and replaced with new VCT tile.

Craig Tatar made a motion to purchase the bid of Floor Covering International in the amount of \$25,543. plus \$5,000. for in case baseboard replacement is necessary. The money will come from the \$132,000. we have in the recreational center reserve. Judy Kovatch seconded the motion.

Motion passed unanimously, 4-0.

E. Pool Maintenance

The board secured three bids to maintain the pool.

Aqua Wiz \$500/month \$1000. stenner pumps

Clear Tech \$400/month \$110./month for 3 yrs

Triangle \$475/month \$1000. stenner pumps

We are anticipating that our newly hired maintenance man will take the pool maintenance certification course and maintain our pool upon his certification.

Craig Tatar made a motion to continue to use Clear Tech on a month to month basis and purchase the stenner pumps at a later date. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

Owners Comments:

An owner stated that the lawn maintenance men are not cutting the hedges low enough and that they do not listen when you ask them and that plants and weeds are growing on the new fence. The owner was told that the weeds would be cut down and that the gardeners will be told to cut the hedges lower next time.

An owner said that another owner continues to have work done to his car on our property, a practice that is not allowed. He was told that said owner had been warned and that Ben would be sending the owner a letter.

Craig Tatar made a motion for adjournment Judy Kovatch seconded the motion. Motion passed unanimously, 4-0. The meeting was adjourned at at 3:55 p.m.

Respectfully Submitted,

