

**Long Bayou Condominium Association, Inc**  
**Board of Directors Annual Meeting – November 19, 2013 Minutes**

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held November 19, 2013 at 7:00 p.m. in the auditorium of the Clubhouse located at 9777 62<sup>nd</sup> Terrace N, St. Petersburg, FL 33708, pursuant to the Notice properly posted.

It having been determined that a quorum of unit owners (150) were present or represented by proxy, Raymond Smith, President called the meeting to order at 7:12 p.m. and led the Pledge of Allegiance.

Quorum: was met with 150 in Person or Proxy.

Minutes: Reading of the previous year's annual board meeting minutes was waived; Craig Tatar made a motion to approve the previous November 20, 2012 board minutes. The motion was seconded by Dave White. The motion passed unanimously, 5-0.

Manager's Report: Manager Ben Commons stated that:

- the Piper Fire Alarms installed in the bedrooms of condos in buildings 1-8 blink and do not work. Outside pull fire alarms do currently work. A representative of the company that produces Piper Fire Alarms is coming from Canada to inspect and correct the problem with the alarms;
- the patio, pavers, two tables and four benches have been installed behind building 9;
- grass ruined by insects was replaced by Arrow. More grass will be replaced, especially by building 9. Ph levels are up in the grass and are being treated with lemon, an acid to restore the grasses' Ph balance;
- Joe Quattrocchi was hired as our new maintenance man on October 23, 2013. He is working out well;
- delinquencies consist of 1 unit foreclosure, 1 unit is bank owned, 1 unit title is held by the Long Bayou Condominium Association;
- the budget shows a deficit of \$137,000. due to the installation of new fire panels and new Piper Fire alarms in every bedroom of every condominium in buildings 1 through 8 which brought us up to the current fire code and erased our fire code deficiency.
- the office and maintenance staff were acknowledged and thanked for a job well done the past year.

President's Report: President Raymond Smith stated that:

- he thanks his Board of Directors for all of their hard work throughout the year. He commended them for working so well together;
- the Health Room was enlarged by being made eight feet wider, had new electrical outlets installed and was painted;
- Ed Gallant, Bill and Mark totally remodeled the Men's Locker Room;
- Ed Gallant, Randy Russell, Bill Hefler, Louis Bumbala, Raymond Smith and Mark totally remodeled the Auditorium Kitchen with a new island, new cabinets, new counter tops and new back splash;
- Gloria and Norm from Building 9 painted the entrance to the Clubhouse auditorium;
- the rummage sale managed by Amy Rossworm and Marge Malloy and 63 volunteers raised \$6,000. which paid for new hardware and curtains for the auditorium stage and \$3,000 of that total was used to pay for materials used to remodel the auditorium kitchen. Ed Gallant and Louis Bumbala hung the hardware and new curtains on the auditorium stage.
- We received four bids for new flooring in the offices, clubhouse rooms and bar, auditorium, lounge and the rear of the auditorium. New flooring is being installed now in the offices, clubhouse rooms and bar;
- the offices, men's and ladies card rooms have been painted;
- the brand new patio is now in back of building 9;

- the auditorium will be closed April 21, 2014 to May 26, 2014 to remove the asbestos tiles and asbestos adhesive mastic in the auditorium, lounge, kitchen and rear of auditorium and for the installation of the new tile;
- we have a great property manager in Ben Commons;
- and thanked Craig Tatar for the construction and on-going maintenance of our website;
- he encouraged everyone to visit our website for its pictures, information for owners and renters and other features and noted that a memoriam page has been recently added;

the website address is [www.longbayoucondos.com](http://www.longbayoucondos.com) .

**Propositions:** Ben Commons reviewed the three (3) propositions proposed by the Rules Committee and reviewed by the attorney to be voted on by the unit owners. Ben, also, read over the choices available for each proposition to be voted upon. President Raymond Smith called for the vote. Votes were collected. President Raymond Smith called for an intermission while votes were being counted by the Tellers. Coffee and donuts were served and enjoyed during the intermission. The meeting was resumed.

**Owners Comments:** President Smith asked if there were any comments from the unit owners. A resident noted concern that our 10% maintenance fees did not provide enough money to pay for all of our projects. Ben Commons stated that we increased our contingency funds for each of our projects here at Long Bayou Condos over the past few years that would help cover any increases in the prices of our proposed projects. He further stated that we, also, created a separate general contingency fund which now contains \$147,159 to further cover excess expenses of any of our future projects. We, also, currently have \$300,000 on our budget's balance sheet. He suggested that in the future more owners attend our budget meeting for a better understanding of the budget.

President Smith then reported the results of the vote. All propositions passed.

	# of votes needed	Yes	No	Result
Proposition #1	76	143	4	Passed
Proposition #2	76	128	18	Passed
Proposition #3	99	102	41	Passed

There being no further discussion, Board Member Craig Tatar moved for adjournment; seconded by David White. The motion carried unanimously, 5-0. The meeting adjourned at 8:10 p.m.

An Organizational Meeting of the Board of Directors was held immediately following the Annual Meeting. Positions will be as follows:

President – Raymond Smith was nominated by David White and seconded by Nancy Patula. The nomination was passed unanimously, 5-0.

Vice President – David White was nominated by Raymond Smith and seconded by Judy Kovatch. The nomination was passed unanimously, 5-0.

Treasurer- Judy Kovatch was nominated by Nancy Patula and seconded by Raymond Smith. The nomination was passed unanimously, 5-0.

Director – Nancy Patula was nominated by David White and seconded by Judy Kovatch. The nomination was passed unanimously, 5-0.

Secretary – Craig Tatar was nominated by Nancy Patula and seconded by Judy Kovatch. The nomination was passed unanimously, 5-0.

Craig Tatar then made a motion to adjourn, seconded by David White. Meeting adjourned at 8:12 p.m.

Respectfully submitted,



Craig Tatar  
Secretary