

Long Bayou Condominium Association, Inc
Board of Directors Meeting – November 20, 2012 Minutes

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on November 20, 2012 at 7:00 p.m. in the auditorium of the Clubhouse located at 9777 62nd Terrace N, St Petersburg, FL 33708, pursuant to the Notice properly posted.

It having been determined that a quorum of unit owners (137) were present or represented by proxy, Raymond Smith, President called the meeting to order at 7:20 p.m. and led the Pledge of Allegiance followed by a moment of silence for Grant Wallin and all of the others we have lost this past year.

Quorum: was met with 165 in Person or Proxy

Minutes: Reading of the previous year's annual board meeting minutes waived; Nancy Patula moved approval of the previous November 15, 2011 board minutes; seconded by David White. Motion passed unanimously.

Treasurer's Report: In Judy's absence, Ben stated that we are financially in good shape with a surplus of approximately \$40,000.00.

Manager's Report: Manager Ben Commons stated that everything is going well. The door on Building 9 was completed for which he has received several positive comments. The fence and plantings behind Building 9 are all but complete. The Health Room has been expanded. There were only two (2) foreclosures for the entire property with approximately \$8,000.00 in delinquencies. These are excellent statistics for a complex of this size. Currently, feedback is being sought regarding the washers and dryers. Ben is working with the Fire Marshall on the upgrading of the Fire Alarm System.

President's Report: President Raymond Smith thanked his Board of Directors for all of their hard work throughout the year. He also noted how well the office staff is working out.

Propositions: Ben reviewed the eleven (11) propositions proposed by the Rules Committee and reviewed by the attorney to be voted on by the unit owners. President Raymond Smith called for the vote. Votes were collected. President called for an Intermission while votes were being counted by the Tellers. Coffee and donuts were enjoyed.

Meeting was resumed.

New Business:

Owners Comments: President Smith asked if there were any comments from the unit owners. Resident noted that it was a good idea to place screens over the overflows to prevent clogging by leaves. It was generally agreed that this was a good idea which could be done by our own maintenance personnel.

President Smith then reported the results of the vote. All propositions passed except for Proposition #7.

	# of votes needed	Yes	No	Result
Proposition #1	83	154	6	Passed
Proposition #2	83	122	37	Passed
Proposition #3	110	120	41	Passed
Proposition #4	83	86	68	Passed
Proposition #5	83	157	1	Passed
Proposition #6	110	121	35	Passed
Proposition #7	110	69	86	Failed
Proposition #8	110	148	6	Passed
Proposition #9	83	145	15	Passed
Proposition #10	83	154	6	Passed
Proposition #11	83	145	15	Passed

There being no further discussion, Board Member Craig Tatar moved for adjournment; seconded by Nancy Patula. Motion carried unanimously. Meeting adjourned at 8:20 p.m.

An Organizational Meeting of the Board of Directors was held immediately following the Annual Meeting. New Board Member Craig Tatar was introduced and appointed Secretary. Positions will be as follows:

President – Raymond Smith

Vice President – Dave White

Treasurer- Judy Kovatch

Secretary – Craig Tatar

Director – Nancy Patula

It was noted that Craig has created a website www.longbayoucondos.com.

Craig Tatar then made a motion to adjourn, seconded by David White. Meeting adjourned @ 8:31 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nancy Patula".

Nancy Patula
Secretary