

**Long Bayou Condominium Association Board of Directors
Budget Meeting
October 14, 2014 Minutes**

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on October 14, 2014 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 2:05 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, but excused.

Nancy Patula made a motion to approve the minutes of the previous Board meeting held on August 26, 2014. Craig Tatar seconded the motion. Motion passed unanimously, 4-0.

Judy Kovatch made a motion to approve the monthly financial statement subject to audit. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

The Manager's Report:

Annual Meeting will be held on Tuesday, November 18, 2014 at 7:00 p.m. Tellers are requested at 5:00 p.m.

Pool lights and covers going in today and the cement and quartz aggregate are going in Saturday, October 18, 2014.

Pressure washing done except remainder along rear fence of property.

Auditorium bathroom was upgraded with higher toilets, larger partitions with grab bars, a new vanity and new paint.

Oak Trees will be trimmed the week of October 20th.

Mulch will go in the First part of November.

The hedges in the courtyards are being trimmed down.

One unit rent is being garnished for the maintenance fee.
One unit has a Lien. 2 out of 272 units or less than one percent.

All buildings will have new front loading washing machines shortly.

New Business:

A. Insurance Renewal – The total insured value of all buildings 1-9 is \$28, 927, 300. The underwriter is “A” Best. There is a 3% additional cost of any sinkhole repair. We will be paying \$14,000. less this year than last while adding insurance. Nancy Patula made a motion to approve the purchase of insurance from our current insurance provider. Judy Kovatch and Craig Tatar seconded the motion. Motion passed unanimously, 4-0.

B. Allocation of Excess Surplus Funds -

Craig Tatar made a motion to put \$50,000. in the painting line item in the budget and put \$200,000. in the contingency line item in the budget. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

C. Budget – Ben Commons read over the Budget lines for each section of next year's budget for 2015, explaining the needs of each section which was open to owner's questions and comments. Judy Kovatch made a motion to accept the 2015 Budget as presented. Motion passed unanimously, 4-0.

D. Annual Meeting Topics/Tellers -

New Mailboxes for buildings 1-9 would cost \$29, 202. from Postal Specialties for all 272 units. Nancy Patula made a motion to put the purchase of new Mailboxes costing \$29, 202 as an agenda item at the November Meeting for a vote of the membership requiring a 2/3 yes vote to pass. Craig Tatar seconded the motion. Motion passed unanimously, 4-0.

Craig Tatar made a motion to add a background check, credit check and criminal sex offender check paid for by any new unit owner or new unit renter as an agenda item at the November Meeting for a vote of the membership requiring a 2/3 yes vote to pass. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

Craig Tatar made a motion to add an item that no family can purchase more than 3 units and a new owner cannot rent out the newly purchased unit during their first year of ownership, contingent on our attorney's advice, as an agenda item at the November Meeting for a vote of the membership requiring a 2/3 yes vote to pass. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

Craig Tatar made a motion to add an item that any board approved unit resident having a valid current driver's license cannot have more than 1 automobile on Long Bayou property and a guest cannot have an automobile here for more than 30 days or at the board's discretion, contingent on our attorney's advice, as an agenda item at the November Meeting for a vote of the membership requiring a 2/3 yes vote to pass. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

Tellers for our Annual Meeting on Tuesday, November 18, 2014 at 7:00 p.m. will be Lavonne M., Gloria N., Bill T., Diane B., Linda V., Norma B. and Doug B. Tellers are requested to be present at 5:00 p.m. on November 18th.

Owners Comments:

The carpet in the elevator needs replacing.

Owners were told that Laundry rooms will be painted and cleaned thoroughly more often.

Stair lifts should be investigated to purchase for Buildings 1-8 for overweight friends who cannot walk up stairs.

Craig Tatar made a motion for adjournment seconded the motion. Nancy Patula seconded the motion. Motion passed unanimously, 4-0. The meeting was adjourned at at 3:20 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 text "Respectfully Submitted,".

Secretary
Long Bayou Condominium Association Board of Directors