

Long Bayou Condominium Association Board of Directors Meeting February 12, 2014 Minutes

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on February 12, 2014 at 12:00 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 12:00 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, but excused.

Craig Tatar made a motion to approve the minutes of the previous board meeting held on November 19, 2014. Judy Kovatch seconded the motion. Motion passed unanimously, 4-0.

The Treasurer's Report

Craig Tatar 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

New 2014 Condo Phone Books have arrived and will be distributed soon. They contain some Documents, but not all. Amendments to docs are available in the office. There is one mailing a year of the budget and financial statements. Monthly financial statements are always available in the office.

New Business:

1. Clothes Washers - Our washers are now 5 ½ years old. In July, 2008 we spent \$59,695.30 for twenty washers and a diamond center (where you get money wash cards) The cost of a diamond center alone is \$4279. Ours was included in the \$59K price. New model washers cost is \$1267. each. They are Maytag Front Loaders and an improved model over the washers we currently own. They come with a 5 year warranty. A service contract that covers labor costs an additional \$60. a year. Craig Tatar made a motion to approve the purchase of four new Maytag front loading washing machines for two buildings. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

2. Wireless for Bldgs 1-9 - The cost would be \$40/per router x 10 (for bldgs 1-8 & 2 for 9) or \$400./month. However, We were previously paying Verizon for phones in each bldg which we have replaced with cell dialers saving us money. It was stressed that the wireless in the building would be a secondary source for Internet use in the courtyard or outside your condominium. In fact, you would need to already be a Brighthouse Internet user to have the necessary user account name and password to access the Hotspot (like at the pool). Nancy Patula made a motion to table the Wireless Hotspots. Judy Kovatch seconded the motion. Motion passed unanimously, 4-0.

3. Coffee Club - A discussion was held about the history of the coffee club and possible resolutions to the problems concerning costs. Craig Tatar made a motion to create a line item in the budget for coffee in the amount of \$500. for the year to be used as needed by the Coffee Club. Buildings to run Coffee same as it has for past 35 years. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

4. Door Policy - Paint is available for repainting doors or painting new ones.

Ben showed pictures of doors, hardware and numbers. Six panel metal exterior doors are recommended and available at Home Depot for \$159. It was pointed out that a permit is necessary for windows. You don't want to pay for them twice. If you replace a door jamb and the door then you need a permit. If you only replace the door itself you do not need a permit. Judy Kovatch made a motion to table the Door Policy.

Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

Owners Comments:

An owner asked if we could limit the number of condos a person can purchase. This issue will be investigated and could appear as a proposition at the next annual meeting. A Committee will be created to consider limiting a person's number of condo purchases.

There were many complaints about the vintage cars parked by building 9.

Ben Commons, our property manager, will investigate the Condominium Documents concerning an owner's inability to conduct a business from their condo and deal with it accordingly.

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 1:05 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".