

Long Bayou Condominium Association Board of Directors Meeting May 20, 2014 Minutes

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on May 20, 2014 at 2:00 p.m. in the men's card room 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 2:00 p.m. 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 February 12, 2014. Judy Kovatch seconded the motion. Motion passed unanimously, 4-0.

The Treasurer's Report

Judy Kovatch made a motion to approve the monthly financial statement subject to audit.

Craig Tatar seconded the motion. Motion passed unanimously, 4-0.

The Manager's Report

Auditorium is progressing. The floor is being cemented and leveled now. Once it is leveled, the new tile will be installed. Once the new tile is down the floor will receive 6 coats of wax for protection.

A Hurricane Disaster Plan has been developed. All owners and renters are asked to read it over and be familiar with the Plan in case of such an emergency.

Dryers will be fixed with new face plates and contacts. Dryer vents were all vacuumed out and cleaned yesterday, May 19, 2014.

Concrete repairs are being done in the next few weeks to sidewalks and sidewalk ramps needing repair. As a point of information, all clubhouse floors are stripped and waxed by maintenance every two years.

New Business:

1. Background/Tenant Checks- Background checks were brought up for three reasons: Criminal activity, Credit check and Pedophile list. Individuals wanting to own or rent would pay for the background check. Guilty individuals would probably not even have the background check done knowing that they would not pass. Judy Kovatch made a motion to have background checks brought up as a proposition for the condo owners approval this coming Fall at the annual meeting. Craig Tatar seconded the motion. Motion passed unanimously, 4-0.

2. Laundry Room Renovations- The laundry rooms in Buildings 1-9 will be renovated this Summer. New ceilings, floors, fresh paint and vanities, if needed, will be included.

Craig Tatar made a motion to renovate all laundry rooms this Summer.

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

3. Auditorium Renovations- All asbestos has been removed and a State inspection has been passed. The lounge and auditorium have been painted. New tile will be installed in the next two to three weeks. New ceiling tiles and wall sconce lights will be installed. Blinds that roll down will be installed in the lounge and in the auditorium. These sun shades are a neutral color, tan. They allow one to see out, but not see in. Raymond Smith stated that the auditorium will be done correctly and look great, the wow factor, even if it takes a little longer. Craig Tatar made a motion to purchase new blinds, new ceiling tiles and new sconce lights for the auditorium. Judy Kovatch seconded the motion. Motion passed unanimously, 4-0.

Raymond Smith added that the women's Washroom in the auditorium will be renovated including fresh paint, a new smaller vanity to allow for wider stalls, a new floor and new partitions to be done, either this Summer or early Fall.

4. Washing Machine Costs- Ben Commons stated that the washing machines have been \$.75 for the past five years and an increase is not unreasonable. Craig Tatar made a motion to increase the cost of the new washing machines from \$.75 to \$ 1.00. Judy Kovatch seconded the motion. Motion passed unanimously, 4-0.

5. Hurricane Disaster Plan- Ben Commons developed and presented a Hurricane Disaster Plan for Long Bayou Condominiums. It includes an EVACUATION NOTICE containing the following information to be filled out by all owners/tenants, in case of an impending Hurricane Disaster.

EVACUATION NOTICE

Unit Number

Date

Name(s)

In the event of impending disaster of Hurricane, I (we) intend to evacuate to the following location:

Name Address:

City:

State:

In case of emergency contact:

Name: Phone: Street:

City: State

Zip:

If I DO NOT INTEND TO EVACUATE, THE NAME OF MY NEXT OF KIN IS:

Name: Phone: Street:

City:

State: Zip:

If appropriate, name, address and phone of designated CONDO WATCH:

Name: Phone: Street: City: State: Zip:

Signature

Date

Craig Tatar made a motion to approve the Long Bayou Condominiums Hurricane Disaster Plan. Judy Kovatch seconded the motion. Motion passed unanimously, 4-0.

6. Auditorium Function Use Policy- An Auditorium Request Form For Reserved Seating has been developed to allow owners/tenants to use four steps to make a reservation for seating: (1) One person (contact) from your group is to collect the money from all persons who wish to sit together, (2) Fill out the form, (3) Before the cut-off date, turn in the form and the money to the coupon/ticket coordinator, Gloria S. and (4) A drawing will then be held for table numbers to be assigned. Seating Reservations will be available for groups of, at least, 6 to 8 persons only. For events that are not catered, 10 persons are possible at a table, but not less than 6 persons will be permitted at a reserved table. Auditorium Request Forms For Reserved Seating will be available from social committee building representatives in the Fall. Craig Tatar made a motion to approve the adoption of the Auditorium Request Form For Reserved Seating. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

Owners Comments:

An owner asked:

Will the bike rooms will be cleaned out this Summer? Raymond Smith answered that If bikes do not have tags and are not registered with the office, they will be removed from the bike rooms.

Will the elevator in building 9 be remodeled with new wall panels and a new floor?

The elevator will be inspected to see what kind of work needs to be done.

When will the new light pole on its side behind building 4 be installed?

The electric company, Duke Energy, is responsible for its installation time which is unknown.

Adjournment:

Craig Tatar made a motion for adjournment. Nancy Patula seconded the motion. Motion passed unanimously, 4-0. The meeting was adjourned at at 2:47 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Craig Tatar". The signature is written in dark ink and is positioned below the typed name "Craig Tatar".