

**Long Bayou Condominium Association Board of Directors Meeting  
August 26, 2014 Minutes**

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on August 26, 2014 at 2:00 p.m. in the Auditorium of the Clubhouse located at 9777 62nd Avenue North, 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 May 20, 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**

Preventative maintenance is in progress: pressure washing stairs, pathways and sidewalks outside of all buildings, sidewalk in back of Building 4 is finished and is draining properly, rat stations (black boxes) outside are being refilled, sod plugs are being used in lawns where necessary and the auditorium floor and painting of entire auditorium is finished.

Budget is upcoming and the first notice of annual meeting will be sent out soon. The Auditorium women's bathroom is now being upgraded and will have higher toilets, larger stalls with grab bars and doors which swing out, new paint and a new vanity.

Regarding foreclosures: 1 unit we are now garnishing rent, 1 unit is going into collection and 1 unit is bank owned. 3 out of 272 units is low.

**New Business:**

1. Remaining washers for buildings- Nancy Patula made a motion to buy front loading washing machines for all remaining buildings that have not received new machines. Judy Kovatch seconded the motion. Motion passed unanimously, 4-0.

Several owners in attendance at the meeting asked about having top loading washing machines. Craig Tatar made a motion to table the purchase of front loading washing machines until a survey of resident owners which will be included with the budget and information about the November Annual Meeting materials is sent out and received back from owners. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

2. Pool Renovation- Craig Tatar made a motion to approve the bid from Sunsation Pools & Spas to renovate the pool for \$16, 225. Sunsation Pools & Spas is a Florida State certified commercial and residential pool contractor that offers a wide variety of services with unparalleled knowledge. They, also, have an A+ rating with the Better Business Bureau. The pool surface will have a 10 year warranty. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

3. Pool Maintenance- We currently use ClearTech for our three times a week pool maintenance at a cost of \$450./month. However, they have been double billing us for work and supplies and our hot tub has been closed twice by the county for improper maintenance. Craig Tatar made a motion to switch to Commercial Pools of Florida for our 3x a week maintenance for \$350./month. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

4. The Pool Deck- We have received bids for \$7300., \$6188 and \$4300. to pressure wash and clean, sand and seal the pavers on the pool deck. We can do this in house and save between \$4000 & \$7000. Craig Tatar made a motion to have Joe and Mark, our maintenance men pressure wash and clean, sand and seal the pavers on the pool deck. Judy Kovatch seconded the motion. Motion passed unanimously, 4-0.

5. Brighthouse Basic Cable- We currently pay \$26.70/month per unit for Brighthouse Basic Cable. Craig Tatar made a motion to approve the Brighthouse Basic Cable renewal for five years at \$23.20/month per unit. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

6. Infinite Energy Gas Renewal-

Craig Tatar made a motion to approve the renewal of Infinite Energy Gas at the rate of \$.5350 per therm & pass through costs. Nancy Patula seconded the motion. Motion passed unanimously, 4-0.

7. Owners Comments:

An owner said that the carport in Building 9 hasn't been replaced/fixed. She was told that the repair person brought the wrong parts and would return soon and fix it properly.

Speeding in the Long Bayou Community was pointed out as an ongoing problem, especially around the bend near the pond with a fountain on the way exiting our community. It is even nicknamed dead man's curve. This problem has to be directed to the Road Association. The more of our residents that send written complaints regarding speeding cars here will help us get a speed bump at the site before the dead man's curve to slow cars down.

An owner said some storm drains are not working properly. She was told that all storm drains will be cleaned of debris and made more efficient.

An owner asked about the noise limit time. They were told that noise should be kept to a minimum between the hours of 11 p.m. and 7 am. If there is excessive noise coming from a condo during that time please call the Pinellas County Sheriff's Office non-emergency number (727-582-6200).

8. Adjournment:

Craig Tatar made a motion for adjournment. Nancy Patula seconded the motion. Motion passed unanimously, 4-0. The meeting was adjourned at 2:35 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 "Respectfully Submitted," text.