

Long Bayou Road Association, Inc.
Special Meeting of Board of Directors
Shores of Long Bayou Club House
6301 Shoreline Dr, St Petersburg, Florida
April 17, 2025

Call to order:

Jim Tizzano, president at at 5:00 pm

In Attendance:

Jim Tizzano, Brian Rowback, Adele Luxa, Helen Locke, Robert Rice, Angel Roman
(10 guests in attendance)

Absent:

Amy Hizoune

Quorum established

Approval of previous meeting minutes:

motion by Helen Locke to accept the minutes of March 27, 2025 as written, Robert Rice seconded motion. Passed, unanimously.

Treasurer's Report:

Treasurer-Amy Hizoune was absent so report was omitted for today. Jim Tizzano reported that the funds and accounts are in good working order.

Old Business:

Sealcoating/Striping Update:

Brian Rowback discussed (to the audience in the room) the proposal and work that is going to be done on our roadways May 19-21 of this year . The contract was awarded to All Phase Paving and Sealing Company. Glass beads and raised reflectors will be added to the paint to increase driver's awareness of the markings. The roadway will be sealcoated and striped with the goal of slowing cars down and making the road more safe for pedestrians (there will be a 4 foot marked lane for walkers and bicycles). At this time the green painting of certain areas will be delayed due to the extra cost. A sign will be added near the gate house to warn drivers of the merge to one lane right after entering the gate.

Brian also discussed that this current plan (to sealcoat the road) will hopefully give us 3-5 years of extended wear before we have to do more extensive work on the road.

Jim Tizzano asked residents to avoid any deliveries from trucks during the May19-21 dates. He stated that garbage trucks will be stopped from coming in for those days. A letter with that information will be sent to all four HOA's so everyone in the complex is aware.

Median Landscaping-Accident

Jim reported that there was an accident that caused damaged to one of the medians. The driver's insurance will cover the cost of repair to the median.

TekWave-update

Jim and Brian reported that 99% of the system is working. Only about 50% of residents have registered with the new system. Guests in the room were advised that the email with instructions went into junk mail for many people which is why it was missed. Jim will send out the link again. A nice feature of the TekWave system is the ability to send nighttime guests a QR code that can be scanned at the electronic box near the entrance to get admitted into the complex.

Jim and Brian suggested that a “user” seminar could be offered to residents if interested to learn about the system.

New Business:

Adele Luxa brought up the need to have a procedure to open the back gates of the complex (which are locked normally) during an evacuation order. Jim will try to obtain keys to the gate and place a lock box on the gate and have another key at the gate house. All road board directors will have access to the keys and a chain of command should be established for the person who will be responsible for opening the gate during an emergency.

Next Meeting:

Thursday, July 17th , 2025 at 5:00 in the Shores Clubhouse

Adjournment:

Brian motioned to adjourn, Angel Roman seconded. Time was 5:45 PM

Respectfully submitted:

Adele Luxa

Adele Luxa-Secretary

Long Bayou Road Association, Inc

DRAFT