**Long Bayou Road Association**

**2024 Annual Report**

**President’s Message-** As we approach the end of 2024, the Road Association has had more positives then negatives throughout the year.

We removed the speed bumps and performed a comprehensive study to find ways to reduce speed and promote traffic calming on our main roadway. We developed a traffic maintenance and striping solution and at the end of October solicited bids from 6 vendors. Unfortunately, due to the disruptions to the contracting community caused by the hurricanes and the small size of our project no bids were received. We will attempt to gain bids again in February.

We performed an in-depth review of Securitas, what they were charging under current contracts and the services that were supposed to be delivered by them. This ultimately resulted in us negotiating the reduction of monies owed to them from unbilled services over the past 3 years from approximately $19,000 to $9,500 and the upcoming installation of a new vehicle management system by TekWave and related new equipment (valued at $20,000) at no cost to the Association.

We also pursued the collection of monies from vehicle damage to our gate systems which resulted in over $9,000 in reimbursements. Since then, drivers have been more aware of possible costs associated with inattentive driving and damage to our equipment has been reduced.

We started a website for all residents to be able to view and keep informed throughout the year ([www.yourlbra.com](http://www.yourlbra.com)).

Unfortunately, we suffered quite a bit of damage from our double hurricanes recently and we had about 3 feet of water inside the gatehouse. Fortunately, our computer system was high enough to avoid damage, but a microwave and some cabinetry suffered damage, and our gate systems needed repair as saltwater is a costly enemy of electronics.

As we look forward to the future and our last year of our existing contract with Securitas, we will be soliciting for multiple bids with various vendors on a new contract for guarding services. We also will be looking at more improvements for the road system.

I would like to thank ALL of our residents and Board Members in each of the four communities for their help and support this past year. We will strive to continue to improve life and value in our communities in the coming year.

Jim Tizzano, President

**Treasurer’s Report-**

The 2024 Budget is projected to end this fiscal year with a slight surplus with more revenues and less expenses then projected. Working with our accountant, new reserve categories will be created and a large portion of the per door charge increase will be used to begin building reserves in these areas from their current levels. Adjustments to the Salaries for the guards had also been made to accommodate their raises for 2025.

**Accomplishments 2024-**

New procedure and reliable connection for afterhours call box.

Gate drive arounds were addressed by placing bollards blocking potential paths and protecting gas valves at Gatehouse.

New sign and stop bar installed at resident entrance lane to address tailgating under the gate arm and subsequent damage to vehicles and equipment.

Updated and installed proper pedestrian warning sign at the curve.

Aggressively pursued residents and guests to get reimbursements for damage and serving notice to aggressive or abusive drivers

Gathered data on vehicle speeds and other parameters and held a Public Informational Meeting on potential changes to the roadway to calm traffic

Addressed flood and hurricane damage to equipment and gatehouse

 Negotiated a settlement on a payment dispute to Securitas

**2025 Anticipated Changes-**

Safety Improvements to calm traffic will be implemented that will consist of sealing the pavement, striping the roadway to create 11’ travel lanes close to the medians. Potentially the addition of colorized treatment in the shoulder areas and surface mounted reflectors near the edge lines will be implemented depending on finances to implement.

A transition to a new resident and visitor management system by TekWave will occur. This system will allow residents more flexibility and provide enhancements for after hour use by the use of bar codes transmitted to their phones.

Enhancements to the plant and grass areas of the medians are planned to address the appearance of our common gateway road.