

Long Bayou Road Board
Meeting Minutes
Shores of Long Bayou Club House
6301 Shoreline Dr. St. Petersburg, Florida
February 24, 2026

Call to order:

Adele Luxa, Secretary at 3:00 p.m..

In Attendance:

Adele Luxa (Shores), Helen Locke (Villas), Angel Roman (Palms),
Robert Rice (Long Bayou), Chris Adreoni (Shores),
Jim Russel (Long Bayou).

Absent:

All 6 current members present; there is a vacant Director position from the Shores

Guests:

9 in attendance

Quorum established

Adele asked each member to introduce themselves and say which Association they were representing.

Approval of previous meeting minutes:

Motion by Chris Adreoni to accept minutes of meeting from December 17, 2025.
Helen Locke seconded the motion. Passed unanimously.

Treasurer's Report:

Being as there is no acting Treasurer there was no formal report.
Operating funds as of December 31, 2025 are \$30,446.38
Reserve funds as of December 31, 2025 are \$48,779.66

Old Business:

Emergency gate update. The gate behind the Palms has a lock on it and keys have been produced that need to be distributed to the Board Members. Three additional keys have been made from a key that is in the possession of the Shores Manager. One key went to the gatehouse; Chris Anreoni has one and Adele has one. Angel has one of the original keys and maintains it for the Palms. Adele will get additional keys made so that each Director has an available key in addition to Long Bayou Manager (office).

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Discussion

One member from Palms wanted to know if there was a procedure or SOP that governed the opening of the gate. Chris explained that the Board was trying to reorganize and that the existence of documentation was unknown. He'll check it out. In the past, Angel Roman (palms) opened and closed the gate in a state of emergency.

New Business:

Resignation of Jim Tizzano; President

Jim has submitted his resignation effective immediately due to health issues.

Election of Officers

Adele Luxa was nominated for Secretary by Chris Andreoni, seconded by Angel Roman, passed and accepted.

Chris Andreoni was nominated for President by Adele Luxa, seconded by Helen, passed and accepted

Jim Russell was nominated for Treasurer by Adele Luxa, seconded by Chris Andreoni, passed and accepted

Helen Locke was nominated for Vice-President by Adele Luxa, seconded by Jim Russell, passed and accepted.

There will be a short organizational meeting after the Board meeting.

Securitas contract update

Chris has been researching the status of the contract LBRA has with Securitas. Angel Trudgen from Securitas was supposed to be in attendance but was unable to make it. There is a signed contract executed by Jim Tizzano that continues our relationship with Securitas with a modest raise for the Guards and some extended presence of two hours on four days. The equipment at the gatehouse now belongs to LBRA and is maintained by Securitas, Accurate Electronics. Securitas maintains Tech Wave, the software used to facilitate vehicle management for residents and visitors get through the front gate.

Insurance update

Chris outlined that LBRA has multiple insurance policies; Property, Directors and Officers, Crime, General Liability, Workman's Compensation, and an Umbrella policy. Jim Tizzano signed off on the package early February. We have switched from Acentria to USI as our

insurance broker. The insurance package was financed through IPFS so we spread out payments over the year.

Future Road Board Plans 2026

Adele reviewed a report that Jim Tizzano produced detailing accomplishments in 2025 and potential plans for 2026.

Road damage

A section of road was compromised along Black Bird Pond when Long Bayou maintenance was attempting to turn off water to one of the buildings. In the process, they turned on an unused spur that had been capped but the cap failed and water flowed out carrying sand from under the road. Brian Rowback (a former Board member) and Robert Rice, both with extensive road experience, inspected the damage and informed the Board that the damage is not significant but needs repair. At this point, we are not sure who is responsible to fix the damage (possibly Long Bayou or City Water department) We will continue to pursue this issue and ensure that the road gets fixed.

Announcements and Public Questions

Next Meeting:

TBD

Adjournment:

Motion to adjourn made by Chris, seconded by Helen, passed.
Meeting adjourned 3:41pm

Respectfully submitted:

Adele Luxa

Secretary

Long Bayou Road Association, Inc

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