

Long Bayou Road Board  
Meeting Minutes  
Shores of Long Bayou Club House  
6301 Shoreline Dr. St. Petersburg, Florida  
June 4, 2026

**Call to order:**

Chris Adreoni, President at 3:00 p.m..

**In Attendance:**

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

**Absent:**

Robert Rice (Long Bayou); there is a vacant Director position from the Shores

**Guests:**

Angelica ; Securitas district manager  
13 community members in attendance

**Quorum established**

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

**Approval of previous meeting minutes:**

Motion by Angel Roman to accept minutes of meeting from February 24, 2026.  
Helen Locke seconded the motion. Motion passed unanimously.

**Treasurer's Report:**

Jim Russel provided the Treasurer's report.

There was a shortfall in income in January and February due to HOA shortfalls in collecting their assessments. Jim will follow up with the associations that are still behind in payment. In general we are within budget.

Motion by Helen Locke to accept the report, seconded by Angel Roman. Motion passed unanimously .

**Old Business:**

Emergency gate update. Adele reported that keys are available for all directors the Shores office, Long Bayou office, and the Gatehouse.

Jim Russel, Angel Roman , Adele Luxa, and Chris Adreoni have keys.

Angel will open the gate when an evacuation order is issued by the governing authorities or a state of emergency.

Road damage (from water pipe breakage across road ) Adele offered to follow up on possible action.

## **New Business:**

### Securitas contract update

- Angelica was in attendance from Securitas. She is the District Manager and she provide the group with information about Securitas and the situations of the guards. Dale, Niko, and Shawn are our regular guards with Gill, Eric and Adrian being flex officers. Securitas has a number of divisions associated with it. In addition to the gate security and software they can provide armed security through Pinkerton.
- In a hurricane situation the guards are instructed to leave the gatehouse when winds reach 45MPH. They will remove the arms and store them securely (Adele offered Bldg 22 storage room) prior to leaving. Angelica said the she would provide the Board a copy of their Hurricane Policy.
- There was discussion about the call box. There was a problem with the volume and speaker which has been addressed. She mentioned that an additional bollard should be installed to further protect the box from damage. Adele mentioned that there is a bollard in the guard house that she and her husband will look at for possible installation by us. She will review and report back to the Board. There were comments from residents about guards not even getting up from their chair to admit visitors. Also the communication when a guard is not going to show up is sketchy. Angelica offered to look into guards response to visitors and a method of communicating when a guard is going to be delayed taking over the post. She and Chis will provide a protocol.
- Angelica offered to provide a Safety Assessment of all of the complex and the Board agreed that that would be worth while. Chris will co-ordinate with Angelica to schedule.
- Chris reviewed our contract with Securitas and the recommendation from the prior Board to include maintenance with the base cost. Angelica provide some additional information on what all was included in the maintenance. Chris made a motion to accept the contract with the maintenance portion added, seconded by Angel ; motion passed unanimously.
- HOA presidents should have administrative privilege to add and remove residents for access rights to the complex on TekWave. Angelica can help get that access if currently not able to do so.

### Accurate Electronics-directors update on resetting gate/equipment needs

All Board members should visit the Gate House and get training on the operation of the gates. They should know how to get into the building and how to operate all three of the gates.

### RFIDs

We had a learning curve on obtaining the 'dogbones' used to allow residents to come in the resident gate. Angelica informed us that it takes at least 6 - 8 weeks to get a supply. We ordered 500 of them for a cost of \$4200, which was not in our budget. (That number will last approximately 12-18 months max.) These are issued by the Guards when they are presented with the correct documentation. Originally there was a cost but that has somehow disappeared and they have been free for the recent past.

Chris made a motion the we initiate charging \$10 for the 'dogbone', seconded by Helen; motion passed unanimously. Jim Russel offered to produce a Protocol for issuing the 'dogbone' and the collection process.

### Flower Garden in honor of Jim Tizzano

We do not know who has ownership of the patch of ground that we were thinking of using for the garden. Wayne McWee (Shores resident) offered to track it down. He has a contact the he believes has the information. He will research and report back to Adele.

### Insurance update

The insurance bill for the year has increased from the budgeted amount to \$3,000 per month. The increase is due to increasing the base amount for the property insurance and adding D&O insurance.

### **Next Meeting:**

**TBD**

### **Adjournment:**

Motion to adjourn made by Chris, seconded by Adele, passed.

Meeting adjourned 4:35pm

### **ACTION ITEMS**

- Jim - follow up on associations behind on assessments
- Chris - follow up with Angelica for Safety Assessment  
Chris - follow up with Angelica for communication protocol and guard responses to visitors
- Adele - follow up on road damage
- Adele – assess bollard installation for the call box protection

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- Jim - protocol for 'dogbone' and new form. Talk to Michelle in Long Bayou office regarding collection process of money once completed. (Chris to talk to Kim in Shores office)
- Adele - follow up with Wayne for land survey question (flower garden)
- All Board members - visit guard building for in-service on operation of gate and entrance to the building and resetting of bar.
- Create a list and contact information of all vendors and suppliers for the road board: (not discussed during meeting) Adele, Chris, Jim

**Respectfully submitted:**

*Adele Luxa*

Secretary

Long Bayou Road Association, Inc