

Long Bayou Road Board
Meeting Minutes
Shores of Long Bayou Clubhouse
6301 Shoreline Drive, St. Petersburg, FL 33708
August 10, 2026, 4:30 pm

Call to order

Meeting called to order by Chris Andreoni at 4:30 p.m.

Establish Quorum

Quorum established

In Attendance:

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

Absent:

Wayne Hillberry (Shores) new member

Guests:

15 in attendance

Angel Roman submitted a letter of resignation from the Board effective the end of the month. Chris expressed the appreciation of the Board for Angel's service. We will need to find a replacement from the Palms.

Bob Rice resigned last month. He represented Long Bayou and no replacement has been found for his position.

Reading and Approval of June 4th, 2026 minutes

Motion to waive reading of the minutes made by Helen, seconded by Angel; motion passed

Treasurer's Report

Jim Russell reported that he has met with Colleen at Commons and is getting more understanding of our financials. He has discovered some inconsistencies on where items are charged to wrong line items, he and Colleen have addressed these. Overall we are staying within the approved budget and should end the year within budget.

Old Business

Road damage due to water break-Adele

The road damage was inspected by Brian Rowback (previous board member) and his opinion is that there is no need to do any remedial work at this time.

Bollard installation-Done (Adele)

The bollard that was in the gate-house has been mounted in the position that guard indicated that it would do the most good.

RFID (car tags)Adele /Jim

RFID tags have been budgeted in the past but this year not enough was budgeted so we had a shortage of tags available as well as a financial deficit. There was a discussion on whether we should charge for the tags, and if we did, how would the money be collected and deposited. There was no resolution. The cost for 500 RFID's for 2027 is currently in the proposed 2027 budget.

Update on plot of land-Adele

It appears that the triangler piece of land in front of Long Bayou building 7, probably belongs to the Road Board but Long Bayou landscaping maintains it.

Thank you to Long Bayou; plan to continue this arrangement-no action needed

Gate house operation/resetting bar- all

All Board members should visit the gate-house and learn how to operate the gates in case of an emergency. Adele to supply board members with access code

Contact list of all vendors/suppliers for road board-Done (Adele)

A list of current vendors/suppliers was compiled and distributed to the Board members.

New Business

Budget proposal for 2027 and review- Jim/Helen

Jim presented a rough draft of a proposed budget. He has removed line items that did not have charges this year and provided a projected year end total for each line item. There is more to be added/reviewed.

The reserves need to be addressed; the road will eventually need to be resurfaced and there is no line item for that. The process that was recently completed in 2025 was resealing, not resurfacing

A 3.5% inflation rate was used to arrive at estimates for 2027.

The legal line item needs review. We are currently being charged \$350 per month for legal counsel.

Gate maintenance due to damages seems to be a ongoing issue and difficult to predict cost per year

A review of our insurance requirements needs to happen.

The unofficial assessment with the numbers as presented is \$43.33, up from \$42.00 this year. The plan is to have the budget proposal completed in October.

Securitas (Angelica Trudgen) to present regarding the following concerns: remote services, call box issues, driver license requirement, parking outside of gate, gate malfunction, safety assessment of neighborhood, address questions from board and audience

Angel took questions from the Board and audience. There was general discussion on: tailgating, disrespecting the guards, contractors trying to come in without a license (then holding up traffic), what happens when a guard doesn't show up.

She offered suggestions of modifying the speed bumps at the gate-house to discourage tailgating and installing bollards at the curbs to discourage parking on the sidewalk outside the gate. It was noted that we do not know who owns the property just outside the gate.

Angel also suggested that we add red plastic flags to the ends of the gates to make them more visible.

Add a "no parking sign" to the sides of the road to discourage folks from parking there who get turned away from the complex due to not having a drivers license. The call box for nighttime entrance had been faltering recently but now seems to be fully functional.

She will be performing a safety assessment (Site Security Audit) of the property Thursday morning (August 13th 2026)

Tailgating issues, gate damage, collection process and progress

This was discussed above with the addition of detailing the cost of repairing the arm once it is damaged or displaced - it can range from \$500 -\$1200.

There was no additional discussion on the collection of damages. Future discussion is needed. Adele suggested that one board member should be the person in charge of all property damage issues-following up and pursuing the needed work to get reimbursement.

Trespassing concerns

Dan Parrow (Shores) was in attendance and described the process to get a person trespassed. Dan is the point of contact for the process. He has a form that he has to fill out when we (residents) call to have an sheriff to come and remove someone from the property. The first time the trespasser will get a warning, the next time they could be arrested for trespassing. Apparently, there is a fishing app that identifies one of our ponds as a prime fishing spot. That is what brings the kids in for fishing. Once a few get in trouble and it is noted on the app, the trespassing should be reduced. There are other trespassers but these folks have not been a problem thus far but the same procedure would apply.

Signage update-recommendations

Discussed in general but no specifics determined today

TekWave administrative authority

There are assigned persons for each HOA that are the administrator for granting residents Tek Wave access and RFID tags. Currently the Palms and the Villas are having trouble getting into that Administrator section. Angel Trudgen (Securitus) can help get those individuals the proces once she has the names. Adele will get those names to her.

Insurance - 2027 costs only estimated on budget proposal. Will need further investigation. It is hoped that we can pay the full amount next year when due rather than monthly payments because we get charged an interest payment in addition to the insurance payment.

Adjournment/Next Meeting date

Motion to adjourn was made by Jim and seconded by Angel
Meeting adjourned at 6:05

Next meeting:

September 13, 2026 at 4:30
Shores Clubhouse

Action Items

- Angel Trudgen to give a report back to Residents and Road Board regarding the safety assessment of our neighborhood
- Jim Russell to continue to work on budget and present at next meeting
- Jim Russell to assess need for monthly retaining fees from Lawyer
- Jim Russell to talk with Brian Rowback to get an idea of how many years is the current road covering sufficient before resurfacing is needed.This will help to determine what roadway reserves (dollar amount) are needed for budget
- Obtain a road board volunteer to be the key person to follow up with collection process of individuals who damage the front gate or Road board property.

- Determine who owns the sidewalk outside of the front gate prior to placing bollards or new signs
- Review need for new or expanded speed humps, signage and flags to diminish gate damage and expenditures for such
- All- visit gate house to learn entry access and front gate workings

Respectfully Submitted

Adele Luxa
Secretary of Long Bayou Road Board

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