



**PIZZA AT THE BEACH**

On a balmy night in April one hundred forty LbH residents and families walked across the street to the beach to attend the annual end-of-the-year Pizza Party hosted by **Beth Waldman** and **Maggie Edger** who have been working together for several years to bring us wonderful entertainment. Our dinner commenced with a tasty salad filled with such goodies as cheese, raisins, nuts and mandarin oranges. (Each forkful discovered more additions.) Next came forty-five pizzas from Fire and Stone Restaurant brought to us by **Herman Waldman** (on his birthday !) and **Don Edger** who, I am sure, are rejoicing that their spouses have retired from the Rec Committee. As the seagulls hovered above with a hope of sharing, all enjoyed the many different choices of pizzas. I even heard that one was gluten-free.



The servers included **Ken Comeforo, Dennis McIvor, Russ Varnum, Rich Pellegrino, Steve Kasden, Herman Waldman and Hal Knapp. Christina Filkins** took many pictures which accompany this article while **John Bock** and **Bob Mazurek** were responsible for stocking and serving the various types of liquid refreshment. Can't forget **Carol Kasden**, the faithful Rec Committee Treasurer and **Marcia Deitrich** who always provides us with colorful posters to announce each event. Everyone was happy to see the Ice Cream Truck arrive with many choices of frozen treats. The line was long, with children brought to the front by **Beth**. ( Did you see **Beth** sneak in with the young'uns? )



**Jo-Ann Mancini & Pat Geraci**



**Gladys Henry & Joe Callahan**

As the sun began to set over the horizon, all began to sing "God Bless America". (Actually I detected some beautiful voices in the crowd. Perhaps we should start an LbH choir next season!) Our wonderful entertainment for the season

ended with a hearty thanks to all who have worked so hard on our behalf.

*Pat Geraci*



**Guess who!!!**



**Madeline Rafferty, Carolyn Varnum & Sharyn Ford**

**LbH Website Usage**

The Longboat Harbour website is an attractive introduction of our community to the world and a helpful tool in communicating to owners.

Notwithstanding the information which is readily available, the site is not well used. Nearly half of our owners (46%) have never clicked on [www.longboatharbour.net](http://www.longboatharbour.net) and 25% more have gone to the site only once. Another 20% of our owners have used the website between two to five times.

These figures are calculated based on statistics maintained by the web host.

There are about ten percent of our owners who visit the site about every other month and some power users who visit at least once a month.

For the first six months of 2014, here is the monthly sum of visits:

January - 12	April - 26
February - 9	May - 32
March - 35	June - 15

It is noticeable that usage in July has increased to just over 40, probably due to ongoing work in which people are interested

*Bart Wassmansdorf*

**THIS IS YOUR LAST PAPER COPY OF INFO  
UNLESS YOU RETURN THIS COUPON TO THE OFFICE  
INDICATING YOUR PREFERENCE BY JANUARY 1, 2015:**

I WANT TO CONTINUE TO RECEIVE A PAPER COPY OF INFO IN MY DOOR OR  
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NAME \_\_\_\_\_ UNIT# \_\_\_\_\_

**If you have already returned the coupon you received in a mailing from the office it is not  
necessary to return this one.**

**IF YOU HAVE AN E-MAIL ADDRESS ON FILE WITH THE OFFICE AND DO NOT RETURN A  
COUPON INDICATING THAT YOU WISH TO CONTINUE TO RECEIVE A PAPER COPY YOU  
WILL AUTOMATICALLY BE REMOVED FROM THE MAILING LIST AND ONLY HAVE IN-  
FO AVAILABLE TO YOU ON LINE.**

**WELCOME BACK TO PARADISE!**

On Saturday night, November 1, our new recreation committee, **Tom and Mary Jean Drugan and Janice and Brian Doherty**, hosted a festive Welcome Back Party. The tables were decorated with welcome back balloons and there was a huge array of scrumptious and varied gourmet items very attractively displayed. All the delicacies were prepared and donated by our very own talented LbH chefs!



The busy bar was very efficiently tended by **Tom Drugan and Brian Doherty** with assistance from our professional bartender **Bob Mazurek! Barbara Stamp and Joe Longtin** were busy helping out in the kitchen.



At the check in table there was a list to sign up to help at upcoming events and new residents **Gwen and Gary Wallin, L-207** and annual renter **Pam Newton** added their names to the list.



A very festive atmosphere prevailed throughout the evening. A successful beginning to a new season!

*Pat Marschke*

**Ken Comeforo &  
Eleanor Carnese**

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**Longboat Harbour Library**



The library staff appreciates all your donations and we thank you.

We have a very small space and each year we have to remove books to make room for new ones. We would appreciate it if you would check the publication date before donating. **We do not want books published before 2008.** If you leave books before that date the staff has to get rid of them. It is very hard on the back. All old books are given to the local churches and Goodwill.

Thank you for helping us keep the library neat and up to date.

*Beverly Grimes, Elvina Avalone, and Sheila Cyr  
The Library Staff.*



## YACHT CLUB REPORT

The Yacht Club had a very successful 2013-14 season:

- New Dock Master Ted Janssen was inducted at the Change of Watch.
- Full and associate membership total more than 200
- All but three kayak racks have been rented
- Dock rentals have remained the same although we do have some new renters.
- The End of Season Picnic received rave reviews. We will be checking life rings in the fall for possible replacement of throw and retrieval lines.

*Joe Sever, Commodore*

### ***The annual meeting of the Longboat Harbour Yacht Club***

was held on Monday, November 10, 2014 in the Recreation Hall. **Commodore Joseph Sever** presided and welcomed all in attendance.

**Scribe Maureen Shea** distributed copies of the minutes from the annual meeting of November 18, 2013. The minutes were approved.

**Purser Mary Kimura** reported that the balance in the SunTrust Bank was \$32,368.24 as of October 31, 2014.

**Dockmaster Ted Janssen** stated that 30 docks and all 50 kayak racks are rented.

**Commodore Sever** announced the following upcoming events:

- Rendezvous at Mar Vista on November 13, 2014
- Lighting of the Docks on December 6, 2014
- Change of Watch (Bird Key YC) on Jan. 24, 2015
- Rendezvous (location to be announced) on Feb. 12, 2015
- Review of Fleet/Picnic on March 26, 2015

The Commodore also mentioned that the YC encourages feedback on our sponsored events. Please put comments in writing and place in the YC cubby in the office.

The following officers were elected for the next term:

**Kathy Sever, Commodore**  
**Jim Fox, Vice Commodore**  
**Mary Kimura, Purser**  
**Ted Janssen, Dockmaster**  
**Maureen Shea, Scribe**

*Maureen Shea*

### ***MarVista Rendezvous***



On November 13 the Yacht Club commenced the 2014-2015 season with a congenial Rendezvous at MarVista Restaurant on Longboat Key.

The weather was spectacular with a clear blue sky, pleasant temperature and glistening sun. Since MarVista is located on beautiful Sarasota Bay, with new docks available, a small group of attendees (in two boats) arrived by sea, cruising along through calm, tranquil waters.

After the members enjoyed a delicious meal and pleasant conversation, **Commodore Sever** addressed the gathering. He dedicated the 2014 Rendezvous to the late **Paul Carnese** who served as Commodore from 1997-1998. He also mentioned that the YC appreciates and encourages comments on its activities. The next event is the Lighting of the Docks on Saturday, December 6 at 6 p.m.

The lucky winners of the YC lottery were **Gerry Sullivan** and **Karen MacIntosh** who were each treated to a complimentary MarVista meal. Congratulations!

*Maureen Shea*



**Karen & Ian MacIntosh**



**Murray & Lorraine Brooks**



**Bart & Jean Wassmansdorf**

## BOOK n' BUDDIES

Marge Geiger, Chairperson

Diane Vanderpoel, Vice Chairperson



**WELCOME BACK!** 2015 will be our sixth year hosting Book 'n' Buddies and we endeavor to continue to encourage any of our residents to join us in the lounge on **the second and fourth Wednesdays at 7 PM, beginning in January**, or just enjoy some of our selections. Our last meeting will be the second Wednesday in April which will be our farewell dinner.

Beautiful Ruins by Jess Walter – 1/14/2015 – Hollywood '60s; young actress; famous actor; Cleopatra, Italy

Broken Paradise by Cecilia Samartin – 1/28/2015 – Two Cuban families divided between Batista & Castro; one stays, the other escapes.

The Paris Wife by Paula McLain – 2/11/2015– Ernest Hemingway and his first wife Hadley, in the 1920's.

The Snow Child by Eowyn Ivey - 2/25/2015 – intriguing story of a childless couple in the wilds of Alaska and the story of a child built of snow.

Orphan Train by Christine B. Kliner – 3/11/2015 – A tale of upheaval, resilience, second chances, unexpected friendship.

Gone Girl by Gillian Flynn – 3/25/2015 – Psychological thriller, a missing wife, murder, lives in turmoil.

Nights of Rain and Stars by Maeve Binchy – 4/8/2015 – four strangers meet, Greece, different cultures, finding solutions to personal problems.

**ENJOY!!!!**

Reading is fun, informative, and a learning experience. If there is a book to recommend, just call or email the title and we will include it on our spreadsheet.

Call 941-383-1461 LBH or NY 516-455-0920  
or [geigermarge@gmail.com](mailto:geigermarge@gmail.com)

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## HARBOURETTES

**A big welcome to our new owners and seasonal residents.**

Our first "official" meeting will be Wednesday, January 7, 2015. Until then, as during the summer, friends will continue to gather together on Wednesdays in the library to play games and socialize.

Harbourettes, for those readers who might not know about us, has been in existence since the inception of Longboat Harbour (LbH). Our earliest residents decided to create a women's club and successfully applied for a charter. It is a non-profit women's organization for LbH ladies to mix and mingle for fun and entertainment. All ladies who are permanent residents, and those who choose to vacation in our little piece of paradise are very welcome.

During these many years, LbH ladies have graciously given their time to make Harbourettes a valuable asset to our condominium complex. A special thanks to those who have generously given their time and talent.

This year our board members are:

**Sharyn Ford** as President

**Carol Beddie** as Vice President

**Janet Atkinson** as Treasurer

**Marge Geiger** as Secretary

Meetings are held in the clubhouse every Wednesday at 12:30 p.m. Light refreshments are served and a donation of \$1.00 is collected to offset the cost of refreshments. After business is discussed, many of us play bridge, rummikub, mahjong, canasta, etc. This is the place to meet your new neighbors. If you would like to share your favorite game bring it to the meeting.

**Our holiday luncheon will be held on Wednesday, December 17<sup>th</sup> at The Lazy Lobster at 12 noon. If you plan to attend please sign up with Lolita in the office by Tuesday, December 9.**



We look forward to your friendship and new ideas.

**HAPPY HOLIDAYS TO EVERYONE!!!**

*Marge Geiger*

<b>B</b>	<b>Ladies and Gentlemen Don't Miss the Fun</b>
<b>I</b>	Join your friends and neighbors for <b>BINGO 2015</b>
<b>N</b>	Tuesdays at 7 p.m. in the Longboat Harbour Recreation Room beginning January 20th.
<b>G</b>	<b>Lucky Game Cards</b>
<b>O</b>	1 card \$2    2 cards \$3
<b>O</b>	3 cards \$4    4 cards \$5
<b>O</b>	More people = more fun!!
<b>O</b>	We look forward to seeing you there!
<b>O</b>	<i>Maryann &amp; Ken Simpson</i>

## ***LONGBOAT HARBOUR GETS A FACELIFT!!***

With gratitude to the leaders of the LbH community who over the past five years have worked so hard to make LbH one of the most attractive communities on the Key, we salute you! Getting our finances in order; recognizing the need to protect our property from unwarranted intrusion by unlicensed contractors or those working without permits, illegal renters, beach interlopers, etc.; realizing the importance of maintaining the value of our real estate by keeping up appearances and “curb appeal”; taking the action to make all this happen by the Directors and Operating Committee members who served with them over the years - for all these things, we thank you. The place looks great!

The gates, the new carports, roadways and signage are done. It was a difficult task! Summer residents had to suffer many inconveniences during the last two years: noise, dust and dirt, parking issues, unsightly vistas, etc. Our Board of Directors and Operating Committee members who were here fielded complaints and problems and worked day and night to make it all come out right.

And kudos to the LbH owners who supported these projects with hefty assessments, patience and fortitude. Aren't we fortunate to be living in “paradise”.

*Mary Bock*



***Here is what it looked like during construction.***



***And here is the finished product!***

## **LOOK WHAT ELSE IS NEW!!**



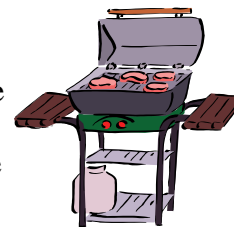
**Gates and new landscaping at the beach!!**

**A very attractive entrance to LbH, by S& I. (Sabrina and Igor)**



## **NEW BARBECUE GRILL**

If you are fortunate enough to live in Buildings H, I or M, you may already know that a new barbecue grill is coming your way! The Operating Committee has given permission for residents in those buildings to purchase and install a grill to be situated between Buildings H and I. The stone foundation pad has already been installed and the project is expected to be completed by the end of November. Cost per condo will be calculated based on the number of participants.



Residents in those three buildings who are interested in participating in the use of the new grill should make their intentions known either to **Jim Fox** ([foxjt104@yahoo.com](mailto:foxjt104@yahoo.com)) or to **Bob Geraci** ([rgeraci2@rochester.rr.com](mailto:rgeraci2@rochester.rr.com)) as soon as possible.

*Bob Geraci*

## **HIGHLIGHTS OF BOD MEETINGS**

(Complete BOD meeting Minutes can be found on the LbH website and in the LbH Association Office)

### **March 20, 2014**

#### **Motions:**

- Hiring of new Facilities Supervisor Igor Solovvey approved
- New rental application approved which includes background checks, photo I.D. of each occupant, copy of the lease agreement, agreement by owner to inspection by the Association at end of rental period to insure that the hot water heater and smoke alarms are in compliance and good working order.
- Repairs or purchases under \$500.00 will require one written estimate and authorization of the Manager. All work, modifications and repairs from \$500.00 to \$1000.00 will require one written estimate and approval of the Manager and the Chairperson of the Operating Committee. All work or purchases exceeding \$1000.00 will require two written estimates and approval of the Operating Committee.
- A number of policies and procedures have been updated and were presented to the BOD for their approval. These policies and procedures were approved and can be found on pages 7 through 10 of this publication.

#### **Operating Committee Report:**

- New transformer in I building courtesy of FPL
- Experimental speed bumps have been removed. Speed tables will be installed in the Fall
- New shed installed by shuffle board courts; area behind Club House and Gym cleaned up
- Carports and asphalt work at Phase 2 will begin April 28 as will waterproofing work on L building
- Building Reps will receive emails from the office regarding new renters.
- \$20,000 was appropriated by the Operating Committee from the landscaping budget to improve and mulch the berm along Gulf of Mexico Drive, the office entrance and around the shuffle board court. Two trees were removed as well, in front of J and K buildings.

- Windows on the South side of the Gym were tinted to reduce heat and glare
- New building numbers and signs are in the works
- The ice machine in the kitchen failed and needs to be replaced
- Owners' car stickers are now white and renters' stickers will have the letter "R" and the year of the rental
- The Operating Committee requests that clothes be removed promptly from the washers and dryers

### **April 17, 2014**

#### **Motions:**

- **Joe Sever** was appointed to the BOD to fill **Ron Northington's** seat
- **Dennis McIvor** was appointed Chairman of the Operating Committee
- Additional policies and procedures have been updated and approved and can be found on pages 7 through 10 in this INFO
- New employee handbook was presented and approved
- Beach property gate was approved

#### **Operating Committee Report:**

- John Wheaton was hired to replace Jose Cedillo, who resigned from the maintenance staff
- Transformers to be replaced by FPL at M and L buildings

#### **Recreation Committee Report:**

- New Chairpersons have been appointed for next year. They are **Mary Jean and Tom Drugan and Janice and Brian Doherty**

### **Special BOD Meeting June 25, 2014**

#### **Motions:**

- New North well to be dug, cost not to exceed \$23,000, as a result of failure of old well
- Approval to hire an additional maintenance staff person

*Mary Bock*

**POLICY CHANGES**

The following changes in policy were presented by Joe Sever, Chairman of the Policy Committee and approved at the April 17, 2014 Board of Directors Meeting.

BOARD OF DIRECTORS  
LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.

**BIKE AND CHAIR STORAGE POLICY**

Policy Number: 20140417.3 Meeting of April 17, 2014

The Board amends the policy originally approved on April 14, 2003, with the following:

Due to limited Common Area storage the following rules are hereby approved:

Bicycles

- Every bike must be in rideable condition and display a current year tag. New tags are available in the Association Office. Bikes not in rideable condition will be removed from storage areas.
- No more than two (2) bikes are allowed per unit in common area storage.
- Bikes may be stored in only the following areas: Bike storage sheds at the end of Building A; between Bldgs. C & D; between Bldgs. H & I; at Bldg. K; bike storage spaces in the office complex area; building stairwells on the first floor opposite end from the elevator electrical access door; individual unit storage areas in the 2nd and 3rd floor storage rooms; personal condo units.
- Bikes may not be secured to any part of a building or common area. Chains/locks securing bikes this way will be removed.
- No bike or personal property shall be secured together. Chains/locks securing bikes this way will be removed.

Chairs

- There is a limit of two (2) beach chairs per unit that may be stored in assigned common area storage at the Beach House. Chairs left on the floor will be removed.
- Beach chairs must have a current year tag on each chair. Tags are available at the Association Office.
- The Board authorizes the removal of bikes, chairs, and personal property not in compliance with these rules. Removal may be made by staff maintenance personnel or any committee authorized by the Board. Removed personal property including bikes or chairs not claimed by the owner in 90 days will be disposed of.

Approved on this the \_\_\_\_\_ day of \_\_\_\_\_ (month) (year)

Witnesses: \_\_\_\_\_  
Board President Board Secretary/Director

Manager will place this copy in the appropriately-marked section of the official Policy Book.

BOARD OF DIRECTORS  
LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.

**COMMITTEES & MEMBERS LISTING**

Policy Number: 20140417.9 Meeting of April 17, 2014

The Board of Directors reaffirms the policy approved on March 20, 2002, which states:

**Any committee or subcommittee formed in accordance with condo By-Laws of the LBH Board of Directors shall be listed together with the names of its chairperson and all committee members and made available to the owners of LBH condominiums at their request. Implementation and updating is the responsibility of each committee chairperson.**

Approved on this the \_\_\_\_\_ day of \_\_\_\_\_ (month) (year)

Manager will place this copy in the appropriately marked section of the official Policy Book.

BOARD OF DIRECTORS  
LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.

**CONTRACTORS' TRAILERS & DUMPSTERS**

Policy Number: 20140417.6 Meeting of April 17, 2014

**Because parking is a limited resource and the presence of commercial trailers and dumpsters is unsightly, the Board of Directors requires that contractors hired by individual unit owners follow the guidelines listed below:**

Trailers

- Only one (1) trailer may be parked in one (1) space in the Guest Parking Area. Trailers may never be parked in the Carport Area.
- Trailers may be parked daily, Monday through Saturday, only between the hours of 8 a.m. and 5 p.m. Trailers must then be removed from Longboat Harbour premises. No overnight parking is permitted anywhere on the premises.

**Dumpsters**

- Dumpsters are limited to a capacity of 15 cubic yards and may be parked only in the Guest Parking Area for a maximum of 30 days.
- Dumpsters may take up no more than three (3) parking spaces.

Owners will be responsible for the actions of the contractors that they hire.

Approved on this the \_\_\_\_ day of \_\_\_\_\_ (month) (year)

Witnesses: \_\_\_\_\_ Board President Board Secretary/Director

Manager will place this copy in the appropriately marked section of the official Policy Book

BOARD OF DIRECTORS  
LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.

**DELINQUENCY CLARIFICATION POLICY**

Policy Number: 20140417.10 Meeting of April 17, 2014

The Board of Directors reaffirms the Clarification of Delinquency Policy ratified on March 15, 2006 which authorizes a late payment fee on delinquent amounts owed to the Association Unit Owners/ Members.

(See attachments)

Approved on this the-\_\_\_\_ day of \_\_\_\_\_ (month) (year)

Witnesses: \_\_\_\_\_ Board President Board Secretary/Director

Manager will place this copy in the appropriately marked section of the official Policy Book.

BOARD OF DIRECTORS  
LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.

**VENTING OF DRYERS AND CEILING FANS**

Policy Number: 20140417.1 Meeting of April 17, 2014

The Board amends the policy originally approved on April 14, 2003, as follows:

- The Longboat Harbour Condominium Owners Association does not allow venting/exhausting of electric clothes dryers or ceiling fans installed in individual units to outside the unit or into the ceiling. Such venting would require penetration of

the exterior surface of the unit, a Common Element of the condominium, and such a modification to the building is not permitted.

- An approved technique for venting unit dryers is to utilize commercially available lint filters that collect the lint in a water container before exhausting dryer air into the unit

Approved on this the \_\_\_\_ day of \_\_\_\_\_ (month) (year)

Witnesses: \_\_\_\_\_ Board President Board Secretary/Director

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BOARD OF DIRECTORS  
LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.

**STORAGE SPACE, LIMITED COMMON ELEMENTS, PARTICIPATION IN RECREATION COMMITTEE ACTIVITES**

Policy Number: 20140417.14 Meeting of April 17, 2014

The Board of Directors reaffirms the policy ratified on October 24, 2012, which clarifies the use of storage areas, limited common elements, and participation in Recreation Committee events for lessors and their lessees. (See attached.)

Approved on this the \_\_\_\_ day of \_\_\_\_\_ (month) (year)

Witnesses: \_\_\_\_\_ Board President Board Secretary/Director

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(Page 1)

Whereas, the Longboat Harbour Owners Association, Inc. hereafter called the "Condominium"; is incorporated by the State of Florida to operate as a Condominium, and,

Whereas, the Condominium is located in Manatee County and the town of Longboat Key, the Association is subject to all three jurisdictions relative to laws and codes, and,

Whereas, the Board of Directors of the Condominium is responsible for the operation, maintenance and repair of the Condominium, and,

Whereas, the Board of Directors has the obligation to set policy to insure proper operation, maintenance and repair of common elements and limited common elements of the condominium, and,



Whereas, storage space of all types (car port, dock, kayak rack, bike, chair, etc.) is limited and problems have occurred, the Board must adopt or change existing policy to fulfill its obligations,

Therefore the following policies are proposed:

1. Owners have first “right of use”; on common and limited common elements herein called common areas (car port, dock, kayak rack, bike storage, chair storage, pool, gym, rec. hall, etc.). If an owner rents his unit, the renter assumes the owner’s “right of use” with regard to the common areas and the owner’s “right of use” is relinquished.

**2. Renters must remove all personal property from all common areas by the end of their rental period.** Items left will be collected and disposed of.

3. Annual rental of dock or kayak space (limited common elements) may only be offered to renters who rent a unit on an annual basis and meet the residency requirements of the Yacht Club (a committee of the Board).

4. Owners who rent their unit(s), relinquish their “right of use” to participate in condominium functions while their renters are present.

5. The Recreation Committee will establish, as reasonably as possible, the calendar dates of all functions by the last Board Meeting in the spring for the following season (October 1<sup>st</sup> through May 31<sup>st</sup>. All condo functions, which require a sign-up, must be posted four (4) weeks in advance on the house TV channel and bulletin boards. Owner sign-up will be the second (2<sup>nd</sup>) and third (3<sup>rd</sup>) weeks after posting with renter and guest sign-up during the fourth (4<sup>th</sup>) week, if there is space available.

6. Functions to be held in the Rec. Hall shall be limited to one hundred (100) attendees except those with staggered time seating.

7. Renters serving on a function’s committee are given the “right of use” that is applicable to an owner for that specific function.

8. Number of guests, if any, are at the discretion of the chairperson(s) of the function with the approval of the Recreation Committee. If a function is open to “owners only” a single owner is entitled to bring a guest. If an owner has multiple units they may only attend as for a single unit.

9. Only Board recognized activities may be displayed or posted in common areas.

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BOARD OF DIRECTORS  
LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.

**NO SMOKING POLICY**

Policy Number: 20140417.7 Meeting of April 17, 2014

**Smoking is not permitted on carpeted or tiled walkways, in**

**storage areas, in laundry rooms, at pools, at the Beach House area, or in any Common Area building. This includes electronic smoking devices.**

Approved on this the \_\_\_\_\_ day of \_\_\_\_\_  
(month) (year)

Witnesses \_\_\_\_\_  
Board President Board Secretary/Director

**Manager will place this copy in the appropriately marked section of the official Policy Book.**

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BOARD OF DIRECTORS  
LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.

**VEHICLES**  
(revised)

Policy Number: 20140417.8 Meeting of April 17, 2014

- Owners and renters must register all vehicles at the Association office no later than the first business day after arrival.
- Only two vehicles per condo may be registered. (Owners who currently have more than two vehicles currently registered will be grandfathered. However, once one of those vehicles is disposed of, the owner must then comply with the two vehicle registration limit.)
- Vehicles on the Association’s property must have a current registration and license plate tag, and a current Longboat Harbour window sticker or visitor/contractor tag; conform to all applicable state and local ordinances; and be in drivable condition, i.e., no flat tires, broken windows or other impairments that would prevent safe operation on a public road. Owners of vehicles not meeting all of the requirements in this bulleted section will be notified in writing of the violation and the violation must be corrected within seven (7) calendar days from date of notice. Failure to do so may result in the vehicle being towed off the Association property with all expenses of said action being the responsibility of the owner. LbH stickers are to be placed on the driver’s side of rear window.
- Vehicles must be parked front side in with rear of vehicle facing roadway.
- Vehicles which extend into the Miami drains (“concrete”) may not be parked under carport areas, but may be parked in guest parking areas.
- All trailer hitches, tow bars, and carrying devices, such as, but not limited to, bike racks, kayak racks, trays, must be removed from vehicles when parked in carports and guest parking areas.

- Owners leaving vehicles on Association property for an extended period (five or more days) must leave the name of a contact person (who has set of keys and can move the vehicle in case of emergency) with the Association office. Optional: Leave set of keys with the Association Office.

Approved on this the \_\_\_\_ day of \_\_\_\_\_  
 (Month) (Year)

Witnesses: \_\_\_\_\_  
 Board President Board Secretary/Director

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BOARD OF DIRECTORS  
 LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.

**WATER HEATERS**

Policy Number: 20140411.5 Meeting of April 17, 2014

The following requirements are meant to reduce the damage and repair costs to owners and the units around them from leaking water heaters. It is the responsibility of the owner and for the owner to make the renter/lessee aware of these precautions.

- The unit’s main water and hot water heater shutoff valve must be a functioning ball type valve.
- If the occupier of the unit (owner or renter/lessee) intends to be absent overnight, the main water valve must be closed prior to departure.
- All water heaters must be replaced within: a) 12 years of the date of manufacture for units being used as a part time residence, or b) 8 years for a full time residence. All new water heaters must be installed with the following:
  - A pan
  - A water leak alarm
  - An automatic shut off valve
  - UL appliance cord connection
  - Functioning ball valves

All existing water heaters must be registered with the office, providing the following information:

- Date of manufacture
- Manufacturer’s warranty
- Certification that functioning ball valves are installed

- All plumbing and electrical work must be done in accordance with Longboat Key Building Codes.
- Tankless water heaters and electric vehicles are not permitted due to lack of sufficient electrical service.
- Owners not complying with these policies may be subject to fines and possible law suits for negligence, if damage should occur.

Approved on this the \_\_\_\_ day of \_\_\_\_\_  
 (month) (year)

Witnesses: \_\_\_\_\_  
 Board President Board Secretary/Director

**Manager will place this copy in the appropriately marked section of the official Policy Book.**

**HIGHLIGHTS OF THE OCT. 30, 2014 BOARD MEETING**

- Owners wishing to have the Board respond to a concern should notify the Board prior to the Agenda meeting, thereby giving the Board time to research the issue. Owners wishing to speak at a BOD meeting may address the Board but should not expect a response at that time.
- Owner fined \$100.00 for unauthorized use or rental which use will be counted as a second rental for 2014.
- New Recreation Committee Chairpersons were introduced: **Janice and Brian Doherty and Mary and Tom Drugan**. Anyone interested in hosting an event should contact them.
- Beach gate will be operational by November 3.
- **Don Atkinson** appointed Chairman of the Policy Review Committee.
- Formation of a five person committee chaired by **Beth Waldman** to recommend building color and roof mansards was moved and approved.
- Jim Fox appointed to Operating Committee.
- New health insurance arrangements for employees will significantly reduce their premiums.
- Owners are asked not to use the dumpsters behind the gym without clearance from the office. They are for use of Maintenance Staff only!

- Owners are reminded again to break down cardboard boxes before putting them in the dumpsters.
- Owners are requested to have contractors register with the office when accessing the property so if damage occurs to roof, rugs or property, the office can identify the contractor responsible.

Mary Bock

## **HIGHLIGHTS OF THE ANNUAL MEETING**

- **Ian MacIntosh, Dennis McIvor and Karen Gerber** elected to the BOD
- Owners approved Partial Reserves
- Amendments 1,6,7,8,9 pass
- Amendments 2,3,4 and 5, although receiving a majority of votes, fail to get required 2/3
- Amendment 10 fails outright
- The Officers of the new BOD elected at the regular November meeting following the Annual Meeting are:  
**President – Bob Winter**  
**Vice President – Joseph Sever**  
**Treasurer – Margie Clarke**  
**Secretary – Ian Macintosh**

Mary Bock

### **FYI**

Copies of the approved minutes are available on our web site [www.longboatharbour.net](http://www.longboatharbour.net) and in the office.



## **Rules Enforcement Committee**

The Rules Enforcement Committee, (formerly called the Fining Committee) has imposed penalties on two Owners who were in violation of Longboat Harbour Rules and Regulations.

The charges were similar, involving occupancy of a unit by an unapproved individual and one or more of the following violations:

- Failure to provide a rental application to the office in a timely manner
- Failure to pay the \$100.00 application fee before a renter arrived
- Failure to instruct the renter to report to the office in a timely manner after arrival as required
- Failure to provide the LbH Renter's Manual to the renter
- Failure by the Renter to obtain a temporary parking sticker
- Improper use by a renter of an Owner's gate control mechanism

NOTE: Owners who rent are responsible for their lessee's actions.

The first case involved an owner of a unit, which has since been sold, who had rented the unit for two separate terms but then inserted a third occupant in the intervening month. On the discovery of the interim occupant, which was reported by a concerned owner and confirmed by the new entry gate controls, the matter was referred to the Rules Enforcement Committee.

After a proper hearing, the committee recommended a \$400.00 fine, ratified by the Board, and the extinguishment of the approved third lease. Members of the committee were instrumental in assisting the lessee in finding an alternate accommodation.

The circumstances in the second case (Unit G-206) were somewhat different. The use of the unit by a short term unrelated guest was determined by the Committee to be a "Rental." Accordingly, no further rentals in 2014 were to be allowed since there had already been a previous rental. The Committee was aware that the Owner customarily rents his unit to an individual whose term usually begins in one calendar year and extends into the next year. The loss of this income is a serious penalty for the Owner. Nevertheless, the documents are clear in this regard. In addition, the Board levied a fine equal to the application fee which would have been paid if proper procedures had been observed.

The contraventions of the rules regarding both units were reported by concerned owners and confirmed by the use of the entry gates controls.

Bart Wassmansdorf



**From the desk of President Bob Winter**

**Clarification as to the Jan 1, 2015 deactivation of FOB's and entry codes**

First we might want to describe the difference between the two.

A FOB is the little blue disk, that an owner purchases. One swipes the FOB at the FOB reader, located at the entrance to the gates which identifies the owner and opens the gates.

An entry code is a 4 digit code given to owners, renters, realtors, health care workers and others that might need temporary entry into our complex. This entry code can only be used for access at the main gate.

All "owner" FOB's will be deactivated when they rent out their unit. The owner can still access his/her unit by using their windshield devices or obtaining a temporary entry code. Renters that previously purchased FOB's can keep them as long as they rent but no new renters can obtain FOB's. Renters must purchase a windshield device, which is good only during the rental period. Temporary entry codes may be issued to renters for initial entry into complex.

Entry codes will be active for a maximum of 2 weeks, but may be renewed for an additional 2 week period, if justified..

For owners selling their units, a 30 day code will be issued to the owner for the use by the Realtors. Please bring your sales contract to the office and a 30 day entry code will be issued. No entry codes will be issued to Realtors.

FOB's are not to be confused with transmitters which resemble garage door openers and are in no way affected by this.

**Proposed New Rules for use of Recreation Hall**

If you want to use the Rec Room for a function, as long as 80% of the people attending are residents, and the scheduling doesn't conflict with a committee ( yacht club or recreation, etc.) then the use is FREE. All you need to do is reserve it and leave a \$100.00

deposit. The money will be refunded after we check to make sure the room is back in the condition you received it.

If you want to use the Rec Hall and you do not have the 80% requirement then, if available, the cost will be \$200.00 plus the \$100.00 deposit. You will also need an insurance certificate for liability for the event (that is the present requirement). Any questions for those looking to use the Rec Hall should check with the office.

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**MEMO FROM THE OPERATING COMMITTEE**

**PLEASE NOTE PROPER DISPOSAL OF THE FOLLOWING ITEMS:**

**\*\*\* PAINT** – if dried up, put in dumpster near your unit – otherwise leave in the maintenance area behind the Fitness Center



**\*\*\* LARGE ITEMS** – i.e. TV Sets, Bicycles, Large Furniture, Appliances etc. – leave in the maintenance area behind the Fitness Center.



Before bringing large items to maintenance area, get permission from Igor or Sabrina.

**MAINTENANCE DUMPSTERS WILL BE LOADED ONLY BY MAINTENANCE STAFF!!**

Please observe the new sign “For Maintenance Use Only” The above items are to be loaded into the dumpsters by staff only.



**\*\*\* CARDBOARD BOXES** – must be broken down before putting in any dumpster !!




**CONTRACTORS ARE NOT ALLOWED TO PUT ANY OF THEIR UNUSED MATERIALS IN ANY OF OUR DUMPSTERS!!**

You will note that our maintenance staff has spent many hours cleaning up the maintenance area by discarding all of the old beach chairs and bicycles with expired tags, TVs, paint cans and appliances. Let's all work to keep it clean.

*Pat Geraci*

**Longboat Key Police Department**  
**316-1977**

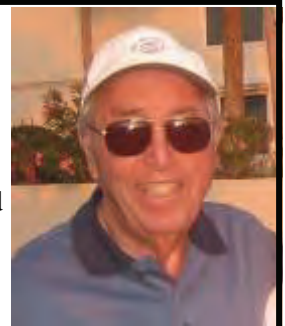


A few years ago the **LBKPD** suggested that residents program their local phone number into their cell phones and home phones. That number goes directly to the local department and is not routed through any dispatcher off the key. Your service is handled more efficiently and promptly because the local dispatcher is familiar with LBK.  
**DO IT NOW!!**

- Welcome to Our New LbH Neighbors**
- N-105- **Tom Vitro**, Lake Geneva WI
  - H-206- **Patricia & Stephen McCollister**, Omaha, NE
  - C-105- **Phyllis & James Kaplan**, Charleston, WV
  - E-205- **Brian Snyder & Erin Spillane**, Chalfont, PA
  - B-104- **Robert Russell**, Longboat Key, FL
  - D-304- **Rhonda & Hank Williams**, Sarasota, FL
  - L-203- **Sharon & Joseph Mackovjak**, Ann Arbor MI
  - A-206- **Janet & Dean Snow**, State College, PA
  - I-108- **Marie & Michael King**, Avon, CT
  - J-207- **Gladys Stoll**, Sarasota, FL
  - B-301- **Rena & Richard Riccardi**, Revere, MA
  - J-202- **Elaine & Michael Capaldi**, Grosse Point Farms, MI

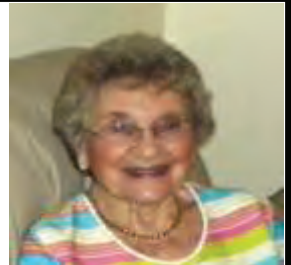
***IN MEMORY OF ...***

**PAUL CARNESE** left this world on June 20<sup>th</sup>, 2014. Paul was a resident at Longboat Harbour for many years, with his first wife Caroline who predeceased him and with his second wife Eleanor who survives him along with his four daughters, two sons and a stepson.



Paul grew up in New York and is a veteran of WW II having served in Europe with General Patton's Third Army. He had a career in publishing before retiring. He was an active member of the LBH community serving most notably as the Commodore of the Yacht Club 1997-1998. Paul will be missed by his many friends here at LbH. The LbH community extends our deepest sympathy to Eleanor and Paul's family.

**Vera Gusti**, former resident of C-101, passed away on May 15, 2014 at the age of 100. Vera and her husband Joseph were long time Longboat Harbour residents and active participants not only in LbH activities but in many Longboat Key groups as well. Joe passed away in 2012.



Our sympathies to her daughter Cathy Potter and husband Bill who are owners of J-106, and to her son Paul and his wife Lisa as well as Vera's grandchildren and great granddaughter.

Vera will be remembered not only for her many talents but also for her cheerful manner and bright smile..



Have you see the beautiful white pelicans who come to visit every winter? Their favorite spot is just inside the mangroves. They travel south from the northwest arriving mid October to enjoy a winter in paradise. They are truly Snow Birds!!

**LONGBOAT HARBOUR RECREATION CALENDAR**

**2014**

**2015**

Dec 6	Sat	6 p.m.	LHYC Lighting of Docks
Dec 17	Wed.	Noon	Harbourettes Luncheon

**Board Meetings** are the 3rd Thursday of the month. at 10 a.m. **NEXT MEETING DECEMBER 17th**  
**REFRESHMENTS WILL BE SERVED**

**Operating Committee Meetings** are held at 9 a.m. on Tuesday the week prior to and following a Board Meeting. All owners are invited to attend.

Jan 24	Sat	6 p.m	Change of Watch
Jan 30	Fri	7:30 p.m.	Marcy Downey Concert
Feb 13	Thur	Noon	LHYC Rendezvous
Feb 21	Sat	6 p.m.	Black & White Party
Mar 21	Sat	6 p.m.	"America"
Mar 26	Thur	Noon	Fleet Review & Picnic
Apr 16	Thur	TBA	Pizza Party
Apr	TBA	TBA	Spring Golf Outing

**MARK YOUR CALENDAR**  
For upcoming events *check the house channel 195,*  
*your bulletin board and our web site at*  
*[www.longboatharbour.net](http://www.longboatharbour.net)*

	<p><b>We wish all of our Longboat Har- bour neighbors a Happy Holiday</b></p>
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<p>The <b>INFO</b></p>	<p>Our thanks to everyone who contributed articles or pictures to this issue of IN-FO.</p> <p align="center"><i>Mary Bock, Marcia Deitrich, Pat Geraci, Marge Geiger, Jean and Bart Wassmansdorf.</i></p>
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[www.longboatharbour.net](http://www.longboatharbour.net)



LONGBOAT HARBOUR OWNERS ASSOCIATION  
4454 Gulf of Mexico Drive  
Longboat Key, FL 34228

FIRST CLASS