



LONGBOAT HARBOUR

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THE INFO

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BUILDING COMMUNITY THROUGH COMMUNICATIONS



Welcome Back Owners Party

It appeared the '50s were happy years for the owners of LbH, 116 of whom arrived *en masse* at the '50s party held on November 6th. Poodle skirts, blue jeans, leather jackets and school sweaters were the most popular attire for the "girls" along with their ponytail hair styles and some of



the "boys" sported tee shirts, jeans, leather jackets and the popular hair style of the day, the duck tail. Four sassy girls appeared as Pink Ladies from the movie Grease. The recreation hall was decorated in a fun motif with a Rock 'n Roll theme.

During the evening, a tribute and farewell was paid to Phyllis and Dave Kee for all their service to LbH since 1987. The Kees are starting a new chapter in their 64 year marriage with a move to Massachusetts.



Two banquet tables, which were laden (and replenished a few times over) with goodies and sweets made by the attendees, were very quickly consumed. The dancing then began and many strutted their stuff after which Ken Comeforo and Joe Longtin sang along to the music of many of our favorites of the 50s.

Thanks to John & Mary, Herman & Beth, Bart & Jean, Barb & Bill, Clarise, Sharyn, Christina, Alice, Sheila C., Kathy, Geri, Joe L., Don E., and Joe C. These folks made this party possible.

Maggie Edger,
Recreation Committee

Editor's note – A huge thank you to Maggie for putting the entire event together. Everyone had a great time reliving the memories of the '50s.



BOARD REPORT

This report of the Board's activities includes information from the October and November meetings.

Treasurer's Report

There will be no increase in the monthly maintenance fees for 2010.

This would be the **third consecutive year that maintenance fees have remained unchanged.** Favorable operating results since mid 2006, generated from reduced utility usage, stabilization of insurance premiums, reduced major building repairs, certain favorable contract negotiations and frugal management of other major operating expenses, have enabled the Association to achieve an improved financial position (liquidity). Inflation and/or dramatic increases in utility, insurance or repair expenses will eventually require fee increases, but the benefits from strong operating results for 2007-2009 provide the opportunity to extend the current maintenance fee schedule through 2010.

Risks to the budget, passed at the October Board meeting, include insurance costs for wind and flood, delinquencies and the age of our buildings.

Delinquencies

In reviewing the Association's finances, Treasurer McNeal pointed out that until now we appear to have been relatively insulated from the harm which has troubled condominiums and home owner associations everywhere. Delinquencies, when they do occur, are dealt with aggressively and the Board files claims of liens where appropriate. Units E-206 and L-207 have been added to the lien list for failure to make payments when due.

Document Changes

To strengthen the Association's position when owners fall behind in their obligations, the Board will be presenting members with seven amendments to the documents, most of which address this issue. McNeil reminded everyone at the November Board meeting that when owners fail to pay their fees and assessments, everyone else must make up the difference. The budget, he said, is based on everyone paying their fair share.

The language in the amendments is wordy, as you might expect, but the intent is to beef up the association's capability to establish its rights and to collect monies owed. The most significant of the changes recommended by the Treasurer are the provision that, when an owner is in arrears, the Association may terminate utilities and services. As well, when a unit is leased and the owner is in arrears the tenant may be directed to pay the rent directly to the Association until the debt is paid in full.

There is also a proposed clause which will prohibit the overtaxing of utilities and facilities such as water, sewer and/or electric service. Other changes are largely of a "housekeeping" nature.

The recommended changes, expressed in legal language, will be forwarded to owners shortly. Each of the seven changes is to be voted on separately at the January meeting. The approval of two-thirds of members present or by proxy is required for the declaration to be modified. **The Treasurer strongly recommended that each of the proposed changes be approved.**

Operating Committee

For many of us, the summer is thought of a time of recess. That is not the case for the staff of LbH. This report highlights some of the projects undertaken in the last few months.

In the main recreation area, maintenance staff has completed stationary tables and benches around the three coconut palms which are near the public grill. Because the shuffle board courts are also used for dancing during some events, the depressed areas between the courts has been filled in as an accident avoidance measure.

For those who have arrived back at LbH, you may have noticed that the car bumpers have been repainted. If your car was in place and keys were not available to move it, after your arrival please call the office to make arrangements so this project can be completed.

Carports at Buildings F and H were reinforced using specially designed anchoring posts. Our staff will

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continue this work on additional structures as needed.

Our maintenance people also replaced the decking at the observation docks at both ends of the seawall. In addition, sprinkler lines have been adjusted. Also, a location for the storage of beverages used by recreation and other committees has been established.

The Operating Committee found two additional locations for bike storage and a third is under consideration.

The boundary fence at Sutton Place is to be replaced soon. Another important task was completed – the cleaning of the dumpsters.

Stair treads have been replaced at Buildings “B, C, D and G”.

Xeric Landscaping Extended

A xeriscape is a landscape which uses plants that have low water requirements, making them able to withstand extended periods of drought. The main objective of Xeriscape is to establish and maintain a healthy landscape by matching the right plants with existing site conditions so that the use of water, fertilizer, pesticides and labor, is minimized.

The planted areas in the front of three buildings have already been modified with these principles in mind and the Operating Committee proposed that a draw be held to determine which two buildings would be next.

The draw was made at the October Board meeting with the following results:

In phase I: Building “F”

In phase II: Building “J”

When the winners were announced, a cheer went up. Perhaps, that says something about how Owners feel about the look of the work done to date on Buildings “M”, “N” and “G”.

Thanks, Larry

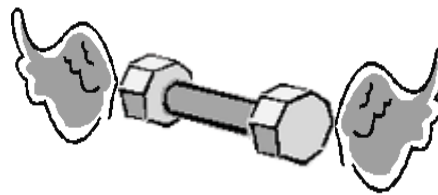


At the October Board meeting, **Larry Bateman** was singled out for his continued contribution to the community, particularly during the re-

construction of the seawall. Throughout the project’s duration, Larry was instrumental in ensuring there were no impediments which would interfere with the work’s progress. The need to be constantly moving boats and coordinate with owners was paramount; and Larry was always available to help on behalf of the Yacht Club.

This project was completed efficiently in part due to his efforts.

Barbells with Wings?



Yeah, sure!
Not these!

Two 40-pound free weights, not exactly something everyone is capable of using (much less carry), have gone missing from the gym.

They surely did not grow wings.

Someone has evidently decided to “borrow” them for personal use. The weights belong to the Association and are for the use of everyone (or anyone who can lift them). They belong in the gym.

Message to this person - Bring them back!

YACHT CLUB



The annual general meeting of all voting members of the Yacht Club was held on November 9th at which the following officers were elected

for the year 2010:

Commodore	Maggie Edger
Vice Commodore	Leonard Trudeau
Purser	Carolyn Varnum
Scribe	Jane Stephenson
Dock Master	Robert Geraci

A luncheon was held at the Re Federico Restaurant on 11/19/09. Seventy-seven members were in attendance. An interesting and informative talk was given by Holly West, Sea Turtle Care Coordinator for Mote Marine.

The Lighting of the Docks will be held on the evening of Tuesday, December 8, beginning at the "A" building viewing dock at 6:15 P.M. The "Parade with Santa" will continue around the harbour and bay front ending at the Rec Hall where a party will be hosted by the Yacht Club. Desserts, eggnog, wine, liquors and coffee will be served. All boat owners are encouraged to decorate their docks.

Anyone not actually owning a boat is encouraged to "Adopt a Dock" and decorate it for the enjoyment and pleasure of everyone.

Since the new docks are of a composite material, only small screws should be used. All fastening material must subsequently be removed, including screws, nails, staples, etc. There must be no intrusion of the concrete in the new seawall.

The Change of the Watch is scheduled for the evening of January 16th at the Bird Key Yacht Club. Chef Joseph A. Santangini is planning a gourmet dinner similar to last year's excellent

feast. A new band, The "Al Hixon Jazz Group," will provide music for your listening and dancing pleasure. This will be a special dress up affair to welcome our new officers. Be sure to sign up and show them your support. Check the TV channel and the bulletin boards for additional information.

*Fred Schwing,
Commodore*

Reserves Decision

Continuing a 39 year tradition, Owners once again rejected the proposal that reserve funds be established at Longboat Harbour. With approximately two-thirds of owners voting (208), about 75% of those casting ballots voted against the change. Full funding was preferred by 24 owners, while 33 voted for partial funding.

The material which was sent to Owners in advance of the vote showed the expected capital replacements that might be expected in the next few years, as estimated by G.A.B. Robins, experts in the field of reserve studies. Estimates of the monthly reserve assessments varied with the size of units. Overall, the increases in monthly charges would have been approximately \$100 for one-bedroom units, \$125 for two bed-room interior units and \$145 for end units. Partial funding would have needed about one-half of those amounts.

It is expected there will be about \$750,000 in expenditures needed over and above operating expenses during the four year period from 2012 to 2015. Soon after that, there will be a period when some major items will have to be dealt with, needing about \$1.25 million in additional funding.

Treasurer McNeil asked the Board to authorize retaining G.A.B. Robins to bring the study up to date and three subsequent annual calculations of the required annual reserve funding to meet Florida statutory requirements.



Men's Club

All men are invited to join with others at the club house for lunch and conversation on Tuesdays. We meet at 11:30 a.m. and eat at 12 noon. There is a nominal cost of \$7 to cover food and beverage expenses. It's a good deal for a good time. As of this writing, (Nov.20th.) the meetings have not resumed. Also, work will commence in early January to replace the air conditioner in the club house. It will necessitate closing the kitchen while the work is going on. Please watch for news on LbH's channels #117 or #795, or on building bulletin boards for the date when the meetings will begin.

Sunshine chairman, **Dave Kee** and his wife, **Phyllis**, are moving from LbH. Dave has served in this capacity for many years. He will be missed by the membership, not just for that, but for his loyalty and fact of his being a good friend and a fine gentleman.

Men's Club Officers:

- President **Bill Holland**
- Vice President **Joe Callahan**
- Treasurer **Bill Shelton**
- Sunshine Chair **TBD**
- Emcees **Warren Conrad**
..... **Joe Callahan**

*Dick Dilgard,
Reporter*

Harbourettes



The first meeting of the Harbourettes of the season was on November 4th. There were approximately 28 in attendance. Greeting everyone as door hostesses were Donna Birnbaum and Carole Fischbein.

It was nice seeing so many familiar faces in attendance and we were very pleased to see new people joining us. We encourage everyone who enjoys playing cards or Rummikube to join us every Wednesday at noon.

We were so happy to see Pat Warner present. She looks great and is very happy to be joining us again after a long absence.

Eva Huber was visiting for a couple of days and it was so nice seeing her again too. She is still having problems but is coping.

The Christmas Lunch is on December 9th and those wishing to attend can sign up on Wednesday, November 18th. or Wednesday, December 2nd.

Since the kitchen will not be available during most of January while the new air conditioner is being installed, the Executive of the Harbourettes is discussing alternate plans for the meetings.

Be sure to check channel 117 (or 795) and bulletin boards for updates and changes to the schedule.

*Nancy Damm,
Secretary*

IN MEMORIAM

Stan Zink passed away on August 5, 2009.

One of our original purchasers, Terry Crutchfield, died June 14, 2009

We note their passing with sadness.

Unit for Rent

End unit, second floor, G Bldg.
Beautifully updated, large kitchen and lanai.
Min. 3 months. Available starting Dec. 5th.
Call Sylvia at 941-383-7301

09-10 Seasonal Rental Available !

One Bedroom, **Ground Floor C104**.
New King /w Linens, 2 flat screen TVs, Updated
\$2500 month/2 month min.
Call Vickie at 941-349-8100

“BOOK ‘N BUDDIES”



January through April

By Marge Geiger (D-205)

“We need to know we are not alone.”
C.S. Lewis

Would you like to meet your neighbors and share a good read?

Answer: A resounding “Yes!”

Would you like to be part of a book club at Longboat Harbour?

Answer: A resounding “Yes!”

Do you think the name above is OK?

Answer: “BOOK ‘N BUDDIES” fits

Where would you like to meet?

Answer: the Lounge.

When would you like to meet?

Answer: bi-monthly

What genre is your favorite?

Answers varied

Do you have a favorite author?

Answers varied

Answers confirmed:

“BOOK ‘N BUDDIES” is welcomed

Our first meeting will be:

Wed, Jan 13th @ 7P.M. in the Lounge

Our first book is the classics

“A Tree Grows in Brooklyn”

By Betty Smith

(If you have read it before, a second read is worthwhile.

I appreciated it much more than I did in school.)

Join us for a fun evening of different perspectives from our “book ‘n buddies,” a friendly gathering of people who enjoy reading and meeting neighbors.

If you are interested, please call, email or write to me at:

My new home address as of December 1st:

860 East Broadway, Apt. #5M

Long Beach, NY 11561

or to: geigermarge@aol.com

or (516) 431-4612

Leave your name, Unit# and your answers to the above questions.

“Tell me and I’ll forget; show me and I may remember; involve me and I’ll understand.” – Chinese proverb

New Air Conditioning Unit for Rec Hall to be Installed in January

Social events scheduled in January are likely to be deferred or cancelled due to the replacement of the air conditioning unit in the Rec Hall. This job will require the temporary removal of cupboards and portions of the ceiling to gain access. As well, noise from the activity will be disruptive. Furthermore, there will be no heat or air conditioning until the work is complete. Check the house channel (117 or 795) regularly for updates.

2009-2010 Calendar Longboat Harbour Recreation Committee as at November 18, 2009		
DAY	Time	Event
Tue Dec 8	6:00pm	Lighting of Docks & Reception
Wed Dec 9	Noon	Harbourettes Holiday Lunch
Thu Dec 31	TBA	New Years Eve
Sat Jan 16	6:00pm	“Change of Watch” @ BKYC
Wed Feb 3	Noon	Fashion Show
Thu Feb 11	TBA	Tampa Downs Race Track
Thu Feb 18	TBA	Yacht Club—to be announced
Sat Feb 27	6:00pm	Italian Night
Sat Mar 13	6:00pm	St. Patrick’s Celebration
Wed Mar 17	Noon	Harbourettes Spring Lunch
Thu Mar 18	2:00pm	Fleet Review & Reception
Mar TBA	TBA	Tennis Club Exhibition & Social
Mar TBA	7:30pm	Play Reader’s Finale
Mar TBA	7:30pm	Bingo Finale & Social
Tue Apr 06	6:00pm	Owners' Party
Wed Apr 14	Noon	Harbourettes Installation Lunch
Fri Apr 16	TBA	Golf Outing
Thu Apr 22	6:00pm	Pizza Party
Board Meetings every third Wednesday		
Mon Mar 29 - Passover Starts		
Fri Apr 2 - Good Friday		
Sun Apr 4 - Easter		

**Check the house channel
(117 or 795) and
your bulletin board regularly**

FALL GOLF OUTING

It was a cold, wet and blustery day on November 12th; but it did not deter 28 hardy golfers from striking out on the fairways of the Manatee County Golf Course.



The achievement that seems to garner the most satisfaction at this event is the successful prediction of the final score. This year, the winners were the foursome of: **Sharyn Ford, Don Edger, Jane Stephenson and Bob Ray**. They predicted and played their round with a final score of 76.

Of course, there were the usual awards for the longest drive for ladies and gentlemen: **Jan Davin and Mike McNeil** and the closest to the pin: **Mary Bock and Bob Ray**.

Other foursomes were:

*Joe Longtin
Ken Comeforo
Bob Winter and
Richard Pellegrino*

*Nancy and Mike McNeil
Eileen Gildea
Joe Callahan*

*Mary and John Bock
Barb and Sandy Watson*

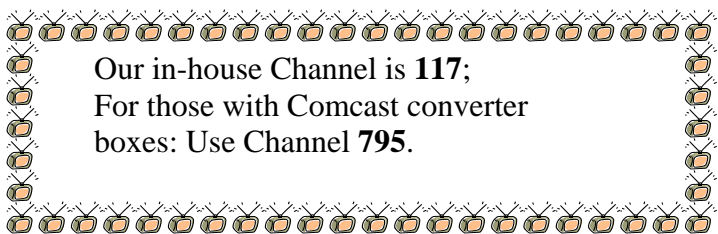
*Jan Davin
Gary Aubrey
Barb Shelton and
Pat Young*

*Russ Varnurn
George Duditch
Paul Carnese and
Brian Doherty*

*Shelia and Dick Cyr
Kathy Lee and
Bart Wassmansdorf*

While the golfers were braving the elements, back at the clubhouse **Denis McIvor** was preparing “lunner” (? Lunch – dinner) so it would be ready upon the arrival of the golfers.

Once more, well deserved credit goes to **Joe Longtin, Joe Callahan** and many others who work to make these events happen.



Our in-house Channel is **117**;
For those with Comcast converter
boxes: Use Channel **795**.

In Appreciation



The Recreation Committee extends to **Marcia Dietrich** a huge thank you for the many attractive posters she designed for the various Rec. Committee events over the past year.

Insurance Law Mandates

As reported last spring, the Florida legislature made a number of changes to laws affecting condominiums in matters relating to insurance. Though it had been hoped that the “unusual” provisions in the bill would have been clarified by now, such was not the case. Therefore the following items remain in the legislation:

- Owners **must** insure the interior portion of the unit not covered by the Association;
- Hazard and multi-peril coverage **must** include at least \$2,000 for “special assessment” coverage. (There is no insurance for such purpose, so it is thought they really meant “loss assessment;”)
- The Association **must** be named as additional insured; and
- The Association **must** each year request “proof of insurance” from each owner.

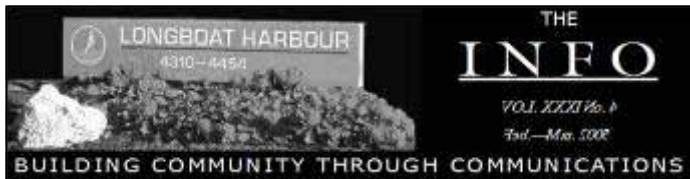
At the October Board meeting, Treasurer McNeil reviewed these requirements and moved that the mandated letter to owners be sent, but left unsaid what, if anything, would result in the event of non-compliance.

A detailed summary is available at the office; but owners are reminded to seek professional advice regarding these matters.

Rental Available

2 bdrm. 2 bath updated unit
2nd floor, bay view

Annual or 3 month minimum
Call Sylvia 941-383-7301



Your editors are indebted to the many individuals who contribute articles and photographs for the INFO. We, as editors, are compilers; most of the stories that appear are created by others.

More individuals are needed to report on events held in this very active community. We urge those who are responsible and chair any event to appoint someone as a reporter for the occasion. We will appreciate submissions, if possible, via email at jmwass@rogers.com The INFO depends on the contributions of others.

As well, we would be happy to receive creative writing efforts.

To all those who helped make this issue possible we extend our thanks—especially Shirley.

*Bart & Jean Wassmansdorf
Editors*

Phone Books



Phone books are available in the gym. Both the ladies' and men's locker areas have a current supply.

Please dispose of the outdated books in the dumpster, not the recycle containers.

FRIDGE NEEDED

The Association is in need of a refrigerator for the storage of perishables used at Rec Hall events. If anyone is replacing their fridge, the donation of a reasonably late model would be appreciated. We will arrange for moving. Please let the office know if you can help.



www.longboatharbour.net



LONGBOAT HARBOUR OWNERS ASSOCIATION
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Longboat Key, FL 34228

FIRST CLASS