

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday January 11th 2020

Minutes

Item 1: The Meeting was called to order by J. Day

Item 2: A quorum was established by the presence of: J. Day, R. Gluelk, B. Houck, J. Hopay, T. Jackson, C. Jordan, E. Shirkey and S. True.

Item 3: The Meeting was posted as per Florida Statutes.

Item 4: With the exception Charles Gooding (Manager) all were Owners.

Item 5: Comments from the chair. Jim welcomed everyone to the December BOD meeting and mentioned that there will not be an Election this year and announced as there are four opening and four Candidates to fill those openings. They are Sheri Cederlund, Jay Hopay, Sheryl Janiak and Ed Shirkey. And thanked the two leaving the Board, Ray Glueck and Bill Houck for their years of service. And we will also have doughnuts at the Owners Meeting.

Item 6: Secretary's report: Motion to accept the December 11th BOD Minutes was passed.

Item 7: Managers report: Charles' report consisted of four items: The fence around the Maintenance Yard has been installed. Letters were sent out to Owners with dirty roofs. Vehicles that extend out into the street are becoming a hazard. Owners and Renters alike continue to place their trash by the curb passed the cutoff time of 11:00 AM, which hinders the other tasks that the Staff have to perform.

Item 8: Treasurer' Report: There are no accounts in the 31-60 past due category, there are no accounts in the 61-90 past due category. There is \$ 8,452.44 in the over 90 day past due category, For a grand total of \$ 8,452.44

Item 9: Committee Reports: The Recreation Committee: Michele reported that the Scheduled Events are being well attended, and Ticket Sales are going well. They discussed the idea of offering merchandise with the ORA logo on it to the Owners. It was suggested that items in the Storage area that haven't been used for a while be purged and discarded. The Food Trucks will be coming in on the 25th. An Owner commented on the Gym equipment needing updating as people are going outside the Park to Exercise. The Ombudsman Committee Report consisted of: The garage structure on Dockside is still there, Contractors working on Thanksgiving Day, a nude man in the Exercise Room, People in the Center Pool at 1:30 AM, Full Doggie Bags are being left on other Owners Lots, the entrance to the Park is difficult to see, a person walking a dog in the Park that does not live here and the lights at the River Club were out before 10:00 PM. The Park Directory Committee reported that the Directories are at the Printers. Although we lost four adds, we added four new adds.

Item 10: Old Business: Jim talked about what is transpiring with the Contractor to finish the Water Feature at the River Club and what will it take to finish the project and he agreed on a price of \$5,000.00. So a Motion to pay Landscape Design LLC an additional \$5,000.00 for the building of a new water fall and the renovation of the exiting Water Feature at the River Club not to be paid until completion of the Project to our satisfaction was passed.

Item 11: New Business: A Motion to reimburse \$28,086.26 from the Merrill Lynch Reserve Account to the Operating Account was passed and, a Motion to contract with Angel Air to have the air conditioning trunk lines, distribution Boxes and supply line in the Post Office/ Card & Craft Room replaced at a cost total price of \$3,525.00 was passed.

Item 12: Items that the Board discussed. Topics that were brought up were, glass containers at the River Pool, a Pot hole near lot # 635 Horizon Ln. Un announced contractors in the Park. Security and Doggy Bag Stations

Item 13: Correspondence: An Owner asking for reimbursement for water damage to her wood floor. Another Owner reported an excessive water bill. And the Recreation Chair Person requesting a Credit Card for

Purchasing supplies for Dinners and updating the exercise equipment.

Item 14: Adjournment: Motion to adjourn was made by B. Houck seconded by R. Glueck

Item 15: Owners Forum: Owner: Pet poop containers were brought up again, Owner volunteered to be called if there is excessive noise coming from the Center Pool area late at night, Owner concerned about golf carts in handy- cap spaces, Owner wants a smart TV in the exercise Room, people using Pool at night

Respectfully submitted

Stubby true Secretary,

Board of Directors