

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday March 14th 2020

Minutes

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

Item 2: A quorum was established by the presence of: J. Buchell, C. Cederlund, J. Day, J. Hopay, T. Jackson, C. Janiak, 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 introduced Cheryl Janiak and Cheri Cederlund as the two new Directors, and the Officers of the Board, myself Jim Day as President, Ed Shirkey as Vice President, Jay Hopay as Treasurer and Stubby True as Secretary. Jim also mentioned the problem of Golf Carts parking at the different Functions.

Item 6: Secretary's report: Motion to accept the January 11th 2020 BOD Minutes was passed.

Item 7: Managers report: Charles' report consisted of Two items: Balloons are banded from any of the Pool Area Because at the Mardi Gras Party some of the balloons popped and got into the circulation system and the Pool pump motors, which could have caused a costly repair. A couple of weeks ago Brevard County issued a water boil notice. I was informed of the notice after lunch on Thursday. The only way I knew to communicate with the majority of the Owners was to post a notice at the Post Office on Friday Morning. Thursday night Present Jim Day called and informed me that he would send out a mass Email to all of the Owners regarding the boil water notice which I had not thought of. In the future I will do so. In the meantime I encourage Owners to register with the Brevard County Office of Emergency to get immediate alerts on their Cell Phone.

Item 8: Treasurer' Report: There is \$4,788.72 in the 31-60 past due category, there are no Accounts in the 61-90 past due category. There is \$ 6,195.24 in the over 90 day past due category, for a grand total of \$ 10,983.96

Item 9: Committee Reports: Recreation Committee: Michele reported that the Scheduled Events are being well attended, and Ticket Sales are going well. A request for Roaster liners at a price of \$50.00 and Paper Towel holders for \$50.00 was passed. A new mic for Bingo at a cost of \$50.00 and two more for the Variety Show, and two cables for the River Club at \$15.00 were purchased. Outdoor, indoor games and Exercise are going fine. Special Events Committee reports everything is doing fine. Dolly reported all Events and paperwork are going Smoothly. Adding Pickle Ball lines to the Center Court was a much discussed topic. Paper work for next Seasons events needs to be completed and sent Michele for approval before leaving for the summer. A list of Items for the Kitchen is being made and given to Greta to purchase. Ombudsman report consisted of does ice machine get cleaned after a boil notice, YES. Other concerns are Speeding in the Park, the color of the sheds, bob cats in the Park, a window in the River Club Building is foggy, people parking in private lots to get their mail, more than one storage unit on some lots, treadmill in Exercise Room not working properly and the Water Feature not finished. Owners on the South Fence can't have plants along the fence but Owners on the North Fence can. It has to do with mowing the grass.

Item 11: New Business: A Motion to move \$90,000 from the Operating Account to the Merrill Lynch Reserve Account was passed. A motion to reaffirm the Administrative Rules and Regulations was approved. A motion to reaffirm the Abridged Version of the Rules and Regulations was approved. A Motion to approve the Frequently Asked Questions was approved. A motion to approve all of the Continuing Resolutions was approved. A Motion to reaffirm the Hurricane Management Plan/Requirements was passed. A motion to purchase Equipment for the Exercise Room, at a cost \$8384.00 was passed. A Motion to table the Office Roof Motion, after a long dissertation was passed. A Motion to table the L>H> Tanner Construction Corp. contract, to install masonry columns and beams to create a superstructure

encompassing the existing Condo Office Building for a price not to exceed \$89,000 for 30 days, was passed.

Item 12: Items that the Board discussed.

Item 13: Correspondence: A letter from Owner of lot # 790 Galaxy Ln. asking permission to remove a Palm tree on That property, (Granted).

Item 14: Adjournment: Motion to adjourn was made by C. Cederlund seconded by S True

Item 15: Owners Forum: Jim announced that all indoor Functions are cancelled. Charles is checking Into extra sanitizing in the Park and is closing some of the stalls at each of the Bath Houses, to conserve the paper products. The discussion on Water Feature came up again as to when it will be finished. Jim is trying not to take the contractor court but if it is necessary we will. People in the hot after hours, what can be done? Do not get into a confrontation with them, call Charles. An Owner wanted clarification on what type of fence is allowed. Jim stated you can have one panel 6' high by 8' long. An Owner wanted to know if all Park Functions were cancelled, can people still use the Buildings for their functions. Yes they can. What is being done about the trailer parked on the street, Charles is to check. Michele announced the dates to refund money for cancelled functions.

Respectfully submitted

Stubby true Secretary,

Board of Directors