

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday November 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 mentioned that chairs have been spaced and limited to 50 according to the CDC guidelines and thanked everyone for wearing a mask.

Item 6: Secretary's report: Motion to accept the March 14th 2020 BOD Minutes was passed.

Item 7: Managers report: Charles' report consisted of five topics: The Water Feature is complete except for final Landscaping. The carpet in the Exercise Room has been removed and replaced with a Rubber Floor. Mike DuBay and Sam Heppner volunteered to help with the Project.

In an effort to secure the Front Entrance, large stones were placed in the Grass Medium along with post And chains. A Leak Detection Company was hired to find a leak at the River Pool. After much searching and removing a portion of the Deck, it was determined the leak was in the Gutter Drain. The repairs were made and the Deck replaced. Charles reported that He has had several Staff changes since the last Board Meeting. Charles thanked His core Members and dedicated Volunteers for the tasks that were completed.

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 are no accounts in the over 90 day past due category.

Item 9: Committee Reports: Recreation Committee: Michele reported that the Scheduled Events for November And December has been suspended. She read a list of functions the Committee recommended for next year.

Item 10: Old Business: A Motion to award a contract to Florida Top Shield Roofing to replace the roof on the Condo Office Building at a Price of \$15,500. Gutters will need to be installed at the completion of the Roof Installation. Allowing for possible cost over runs should any rotted truss wood need to be replaced and the gutter installation, the not to exceed price for this project is \$20,000.00. Was reaffirmed. A Motion to award Nidy Sports Construction Co. to resurface the Shuffle board Courts with NICO free green textured surface with regulation marking for a price of \$9,877.00 was reaffirmed. A Motion to award Angel Air & Heat Inc. a contract to install a new Trane 3 ton 14 Seer air conditioner and handler in the Owners Lounge for a price of \$4900.00 was reaffirmed. A Motion to purchase seven 21' x 4' rolls of 8mm thick blue/gray fleck rubber flooring from Rubber Flooring Inc. two rolls of double faced carpet tape and 96' of ¼ round molding from Lowes for a price of \$1,830.74 was reaffirmed.

Item 11: New Business: A Motion to build by ORA Personnel, a new Guardhouse for a total material price not to Exceed \$5,000.00 was passed. A Motion to reimburse \$64,559.71 from the Merrill Lynch Reserve Account to the Operating Account. Was passed. A Motion to change Rule #21(f) of the ORA Administrative Rules and Regulations and Rule #20(f) of the ORA Abridged Administrative Rules and Regulations as follows: Pets are not allowed in the Common Buildings, sports areas, Pool areas or the Fishing Pier was passed.

Item 12: Items that the Board Members would like to discuss, no motions can be made. None

Item 13: Correspondence: None

Item 14: Adjournment: Motion to adjourn was made by J. Hopay, seconded by Tom Jackson

Item 15: Owners Forum: An Owner was asking for a clarification of the budget sheet sent out the Owners .

The same Owner was concerned about the safety at the Boat Ramp. Charles will look into what can be done. An Owner asked about the following BOD Meetings where more and more people are arriving in

the Park. Jim said it is a concern especially the Owners Meeting. Where there is going to be an election, the Board will have to decide what we can do. While we usually have refreshments, people will be Congregating, it is a problem. Michele wanted a clarification as to the frequency of the Bulletin, where there are no indoor activities sponsored by the Recreation Committee. Jim suggested once a month.

Respectfully submitted

Stubby true Secretary,

Board of Directors