

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday April 10th 2021

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 stated this is the last BOD Meeting of this season. We have the Declaration of Condominium Documents, and By Laws that don't change unless we go out to the Owners for a vote, but we have Administrative Rules & Regulations, Abridged Rules & Regulations, Continuing Resolutions, Frequently Asked Questions & Hurricane Management Plan, that have to be reaffirmed every year, so we will be doing that at this Meeting. Also we have had some problems with Spring Break people and Beverages right by the Pool area, that is not allowed. The signs at the Center Pool state no food or beverages in the Pool Area, and that contradicts our Rules & Regulations which state no food or beverages within 4 feet of the Pool area. So we are going to have new signs made and posted. You are not allowed to have any glass containers in the Pool area which is a State Health Authority regulation. You can imagine if someone breaks a glass container, with all the people around the Pool in their bare feet. We have had to close one of the Pool down due to someone breaking a glass container in the Pool.

Item 6: Secretary's report: Motion to accept the March 13th 2021 BOD Minutes was passed.

Item 7: Managers report: The Managers Report had 3 topics. Trash cart outside the Office is there for the convenience of Owners and renters for after-hours use. When the cart is full people are putting their trash in the construction dumpster. To remedy this situation we have ordered a second cart. Golf Carts: Grandparents and Parents need to be aware of the rule regarding golf Cart Drivers being of age. Anyone driving a golf cart must be at least 16 years of age. Hot Tub and Pool closing hours are 10:00 P.M. lately people are ignoring this rule. The noise is annoying to the neighbors near the Center Pool and Hot tub, therefore we are now locking the entrance to the Pool Area.

Item 8: Treasurer's Report: The Treasurer's 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 \$1,623.24 in the 90 day past due category, for a grand total of 41,623.24.

Item 9: Committee Reports: The Recreation Committee meeting focused on the 2021-22 Season activities. They also discussed a possible (season pass) to all of the events of the season. They have contracts for two events next season. The FIT lagoon Project and Hatt's scuba diving, and possibly Patrick Greene and the steel drums, and the folk/jazz group "weather permitting". Parade of States is also slated.

Item 10: Old Business: The Resolution for Budget Adoption Motion was passed. A Motion to accept the Administrative Rules and Regulations was passed. A Motion to accept the abridged version of the Rules and Regulations was passed. A Motion to approve all of the Continuing Resolutions was passed. A Motion to approve the Frequently Asked Questions was passed. A Motion to approve the Hurricane Management Plan was passed.

Item 11: New Business: A Motion to award a contract to Continental Associates, Inc. was Defeated. A Motion to have Pete's Electric remove and replace eight lights at the River Tennis Courts and replace them with eight 300 watt LED light Fixtures with mounting hardware and replace the existing wire in each pole for a price of \$4,360.00. Plus \$900.00 for a lift, totaling \$5,260.00 was passed. A motion to transfer \$125,000.00 from the Operating Account into the Merrill Lynch Reserve Account. A Motion to transfer \$25,000.00 from the line item #9060 (Contingency) in the Merrill Lynch Reserve Account into line item #9005 (roadways) was passed. After much discussion a Motion to hire Veterans Courtesy Officers

Security service from May 1 to November 1 for 4 days a week at a cost of \$14,976 was passed.

A Motion to award a contract to Barret Lawn and Landscaping to demolish, rebuilds, stucco and paint The back wall of the Condo Office and patch and stucco the damaged area at the Ocean Pool Restrooms Caused by the pergola collapsing, for a cost of \$1,750.00 was passed.

Item 12: Items that the Board discussed.

Item 13: Correspondence: None.

Item 14: Adjournment: Motion to adjourn was made by Ed Shirkey seconded by Tom Jackson.

Item 15: Owners Forum: Owner 3403 announced he would donate \$5,000.00 to help repair the Boat Ramp if it Was done correctly. Owner 412 asked if there was any documentation on security incidence in the Park, Jim stated, no. And also inquired as to what the Guard House is being used for security. Jim stated that we have all new cameras on the building. Owner 521 stated, now that we have security we should be able lock the Pools and the laundry rooms. Jim stated we will not lock the laundry rooms. Owner 3093 said she didn't know we had to have lot number stickers on our vehicles. He suggested maybe a ramp on the left hand side of the Boat Ramp for launching kayaks would help. Owner 612 suggested having a neighborhood watch system in the Park. Owner 525 mentioned that these large boxes in the dumpster have labels on them, can't we remove them and take and show them to the Owner, explain they must break them down. Charles said we have already done that.

Respectfully submitted

Stubby True Secretary,

Board of Directors