

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday March 13th 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 he gave his Comments at the Owners Meeting so he didn't have any for this Meeting.

Item 6: Secretary's report: Motion to accept the November 14th 2021 BOD Minutes was passed.

Item 7: Managers report: The Managers Report was read at the Owners Meeting which was held previous to this Meeting.

Item 8: Treasurer's Report: The Treasurer's Report was also read at the Owners Meeting.

Item 9: Committee Reports: The Recreation Committee, and the Park Directory Committee Reports was also read at the Owners Meeting.

Item 10: Old Business: Jim reported that the Guard House Building was complete except for the electrical work and came under budget, that was \$5,000.00 at \$4,634.90.

Item 11: New Business: A Motion to Reimburse \$67,909.38 from the Merrill Lynch Reserve Account to the Operating Account was reaffirmed. The issue of an oversized fence at 805 Horizon Ln. was presented by the Covenants Enforcement Officer to the Board, and the Board decided to pursue the violation. The Board decided to contact the Owner of Lot #455 Horizon Ln. because of the condition of their trailer. A Motion for Implementation of Weekend and Holiday Restroom cleaning was defeated. A Motion to Purchase two AED's was split into separate Motions. The first AED w/ carrying case and prep kit unit for \$1100.00 Was defeated. The second AED w/ carrying case, wall sign, prep kit and Alarm Cabinet unit for \$1260.00 Passed. A Motion to replace the Air Conditioner at the south west corner of the Clubhouse with a new Trane XR 14.5 Ton 14 Seer high efficiency Condenser at a total price of \$3,400.00 in the fall was passed.

Item 12: Items that the Board discussed. C.F. asked if the cameras in the Guard House were there to record violations. Jim said yes. C.F. also asked about the safety issue at the Boat Ramp that was discussed at the November Meeting. Charles stated he is still working on that situation. C.F. asked if the Board Members could get a list of projects that would be done this summer. As of now the only project pending is at the Ocean Pool complex, stucco and a sail to replace the pergola. C.F. stated that A safety study will be presented At the next Meeting.

Item 13: Correspondence: None.

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

Item 15: Owners Forum:

Respectfully submitted

Stubby true Secretary,

Board of Directors