

Annual Owners Meeting  
ORA at Melbourne Beach Inc.  
Saturday March 13, 2021  
Minutes

Jim opened the Meeting by welcoming everyone to the 2021 Owners Meeting. Jim apologized for not having doughnuts, because of the Virus & social distancing situation it would not be a good idea. Hopefully we can have them if there is no Election next year. This is the Owner's Meeting. The Board of Director's does not conduct any business at this Meeting. Now let's get this Meeting started. Certification of Notice of Meeting was established. The adoptions of the 2020 Owners Meeting minutes were accepted by Ginnie Dubas 2<sup>nd</sup> by Chris Zumbro. The highlights of the Recreation Report were, \$900.00 was left over from last year. A signup sheet for the Owners Lounge and possibly the Card & Craft Room is to be implemented. Special Events is looking for new venues for next Season. Michele announced that Jean Holmes, Dolly True, Frans Semplonius have retired from the Rec Committee and thanked them for their many years of service, and is looking for replacements for Dolly's & Fran's positions, Lynne Thompson has volunteered to take over Crafts. Ginnie announced new shelves have been added in the Library. Michele has taken 70+ pounds of bottle caps to the Lagoon bottle cap collection center. The Food truck venue is doing well. The Committee is looking for Sponsors for the Bingo Luncheon & the Food at the Chinese Auction. Michele is hoping Owners will sign up to reserve dates for their events next season. The Park Directory Committee reported that they made a profit of \$900.00 even after losing 8 Advertisers. The Manager's report consisted of five points; # 1. A pole light is not working at the River Tennis Court and the cost to replace it would involve renting a lift at \$500.00 a day plus the Electrician and materials. In order to save money Charles's would like to ask the BOD to upgrade to a more efficient light fixture. #2. There are too many new Owners in the Park who are not receiving the Condo Documents when they purchase their lots. Charles wants the Boards permission to post a letter on the Bulletin Boards requesting Owners pass on their Documents to the new Owners along with gate pass cards. #3. Owners need to inform the Condo Office of their guests, if they rent, the renters name and contact information. #4. Vehicle Registration and parking, a number of vehicles have no registration stickers and the risk of being towed is becoming a serious matter. We have not towed as yet but it's becoming a problem. #5. A reminder to everyone, any changes to a lot must have permission. Jim asked Charles to address the situation of spraying the grass on the south fence with Atrazine to kill the dollar weed. A discussion followed with different opinions. Treasurer Jay reported that there is \$4,999.22 in the 60 past due category, no accounts in the 61-90 past due category and \$778.59 in over 90 day past due category for a grand total of \$5,777.81. The President's report: Jim stated that this has been a very unusual

year, due to the Virus. Rec. Committee Activities, Board Meetings cancelled & Owner's Meeting being postponed. Restrictions on lounges and chairs at the Pools. Signs at the Tennis Courts were posted stating, use at your own risk. This past year we seen many new Owners welcomed into the Park. Along with the new Owners and due to some of the older Owners, we have seen many new trailers and lot improvements. Some of the older trailers have been upgraded with vinyl siding. All of this helps improve the appearance and desirability of our Resort. We still have some eye- sores but generally speaking, things are looking good. Thanks to our Owners our accounts receivable are low, we continue to be in great shape. There is enough money in our Reserve Account to handle any and all anticipated expenses. Thanks' again to our understanding Owners and to our Resort Manager for working with the sometimes difficult situation imposed by the Virus. Hopefully we can all look forward to things returning to normal and to ORA being that little piece of paradise that we all love. Owners Comments: Owner 424 asked about security in the Park, and stated it wasn't that good. Jim stated that people are being brought in by an Owner to use our facilities, overall he feels the Park is pretty safe. The same Owner asked why we are replacing the Guard House. Jim stated that the building houses our electronics and cameras for the front entrance. Owner 445 thanked the Board and the volunteers that remodeled the Exercise Room. Owner 741 requested that people walk on the correct side of the street, which is facing traffic. Owner 3232 mentioned the treatment plant will take care of the weeds on their side of the north fence. Owner 613, that speeding is a problem in the Park. Owner 254 talked about speeding & privacy fence issue. Owner 412 mentioned the stop sign at Horizon & calypso not being visible and the issue of card board not being broken down. Owner 836 suggests that Owners could help with issues in the Park by speaking up if they see something that is not right. Owner 847asked what can we do about people parking illegally. Jim stated it is a problem and that's why we need vehicles to have registration stickers on them. Jim announced the Board Members elected for the 2021- 2022 season, John Buchell, Jim Day, Tom Jackson, CF. Jordan and Stubby True. The Officers for 2021 season remain the same, Jim, President. Ed, Vice President, Jay, Treasurer & Stubby, Secretary.

Adjournment by Andy Anderson 2<sup>nd</sup> by Pete Carpenter

Respectfully Submitted

Stubby True, Secretary BOD