

ORA at Melbourne Beach, Inc.

Board of Directors Meeting

Saturday, April 11, 2015

Clubhouse

9:00 AM

Minutes

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

Item 2: E. Begue J. Day J. Hopay B. Houck S. True Van Hoesen J. Tabor were present, and a Quorum was established.

Item 3: The Meeting was posted per FL. Statutes.

Item 4: Jim asked if other than Owners were present. Jim announced that his son and Daughter in-law were present.

Jim's son announced that they were here as possible new Owners some day and wanted to see how the Meetings were run. Jim stated that the only way they will be Owners is when he passes on, and asked if the Board had objections about them staying, the response was no.

Item 5: Comments from the Chair: Jim welcomed everyone and commented on how few Owners were here. He also thanked the Owners for another successful season, thanked the Rec. Committee for putting on so many activities, and the special events Sub Committee for providing all of the interesting movies and venues, and a

Special thanks to all of the volunteers who help with the many activities. We have so many activities that Greta is having trouble scheduling them. Jim also mentioned that above all it's you the Owners that make this a special place to live.

Item 6: Secretary's Report: The Motion to accept the minutes of the March 7th 2015 BOD Meeting was passed.

Item 7: Manager's Report: Charles thanked the Board and Owners for another successful season. Charles mentioned that golf carts are running at night without lights and poses a hazard to the walkers who are supposed to carry lights also. Charles wished everyone a safe journey home their return back.

Item 8: Treasurer's Report: Budget Expenses are on track with the actual expenses, there is \$ 326.68 in the passed due category.

Item 9: Committee Reports: The Safety & Security Committee reported that people are having trouble getting on & off the stage, and requesting a step be put on the right side of the stage. We are checking into this. Also some tennis players are asking for a commode at the Ocean Tennis Courts.

Item 10: Old Business: The Motion to refurbish the Center Bathhouse(install new tile on the floor, walls and showers, install new stall partitions and new granite vanity tops and mirrors for a cost of \$28,500.00 was passed.

Item 11: New Business: A motion to reaffirm the ORA Hurricane Management Plan/Requirements was passed. A motion to purchase a new air conditioner for the Balmy Bathhouse for the price of \$4,711.00 was passed. A motion to purchase new stall partitions for the Ocean Bathrooms for an installed price of \$1,856.25. A

A motion to purchase 96 new Lifetime white folding chairs & 3 new Lifetime chair racks for a total price of \$2,539.96 was passed. A motion to purchase a treadmill for a price not to exceed \$2000.00 was passed. A motion to purchase 8 new tables for the Owners Lounge at a price not exceed \$1500.00 was passed.

Item 12: The Board discussed the idea of renovating the Center Pool Pump House. We are waiting for a

price to start the work. The Board discussed the idea of sending out Ballots to the Owners, to allow

4" Gutters and the possibility of Park Model Modifications. The issue of the (quiet time) in the Park was brought up, it is from 11:00 pm to 7:00 am, not 11:00 pm to 8:00 am. The idea of having a changing room at the Ocean Pool area was discussed, we are also waiting for a price to start work. **Jim talked about the trouble we are experiencing in the Park, Some Owners are inviting their kids down to spend time in the Park and letting them run rampant throughout the Park raising havoc in the Pool Areas, throwing things into the pools, jumping into the pools, throwing balls in the pool area and taking things that don't belong to them. Telling other Owners to mind their own business. Two young girls observed a boy & girl coming out of the ladies bathroom at the Club House together and made reference as to what they were doing in there. It is the Owners responsibility to make sure their guest and kids obey the rules. It was suggested that we hire some kind of a security person especially at spring break times. This topic was discussed at length. A neighborhood watch was also suggested and possibly security cameras.** The request for a restroom at the Ocean Tennis Court was once again discussed.

Item 13: Correspondence: A request by an Owner to enlarge the rest room facility at the Ocean Pool area was read.

Unfortunately we are not allowed to make any major changes in that area. The idea of a changing room at the Ocean pool was a request from another Owner and is being investigated. The BOD approved the removal & replacement of trees at three lots.

Item 14:Adjournment: The Meeting was adjourned by E. Begue 2nd by J. Taber

Item 15: Open Forum for Owners: The conversation about parents letting their kids do what ever they want, instead of spending time with them to make sure they are not disrespectful to the Owners who take full responsibility for their own kids actions.

Respectfully submitted,

Stubby True, Secretary

Board of Directors

cc: Directors (9), Manager (1), File (1), Minute Book (1),

Post #1, #2, #3

