

ORA at Melbourne Beach, Inc.

Board of Directors Meeting

Saturday, Jan 17, 2015

Clubhouse at 9:00 AM

Minutes

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

Item 2: Quorum: E. Begue J. Day D. Haber J. Hopay B. Houck B. Patterson S. True VanHoesen D. Zumbro were present.

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

Item 4: Only Owner's were present except Manager Charles Gooding.

Item 5: Comments from the Chair: J. Day welcomed everyone to the Meeting and addressed the rumor of not trimming the trees to save money for the New Clubhouse as not true. The Owner's Meeting will not begin until 1:00 p.m. on Feb 14 due to an Owner going to the State and complaining the procedure the Association has used for years was illegal. So the State suggested the process had to be done at the Meeting.

Item 6: Secretary's Report: The Motion to accept the minutes of the Dec 13th 2014 BOD Meeting was passed.

Item 7: Manager's Report: Charles reported that the Pool Decks are being cleaned as well as the Pool Furniture for black stains. Quiet time is from 10:00 pm to 7:00 am, as Owner's are complaining of the noise in the morning. The issue of having to turn off the fresh water for so long is due to the water is turned off at the front of the Park and the repair can be at Dockside. Charles complimented the Owner's for putting their garbage out for pick up before 11:00 am and asking for carts when they cleanup their lots and if they were to cut the debris to less than 1 foot it can be placed in a container that the workers can lend you, or your marked container. If you have complaints come to me or tell Misty that you wish to see me instead complaining to a BOD.

Item 8: Treasurer's Report: Budget Expenses to date are \$1,417,582.92 Reserve Funds total \$1,742,072.73. There is \$ 7,639.93 in the over 90 days for a grand total of \$7,639.93

Item 9: Committee Reports: Georgie reported on two new activities, pickle ball, and zumba will resume this season. Joan reported that the printer has all of the information for the Directories to be ready for the Owners Meeting. We profited \$100.00 more for last year. We lost one advertiser and gained three this year which will be revealed at the Owners Meeting.

Item 10: Old Business: The Motion on the River Club usage passed. The resolution on the River Club usage passed.

Item 11: New Business: The Fund Transfer Motion of \$10,056.21 from the Merrill Lynch Reserve Account to the Operating Account passed. The Motion to purchase a ice machine for \$1,461.74 for the River Club passed. The motion to hire Bishop Contracting Inc. to repair the Ocean Gazebo for \$2,093.26 passed.

Item 12: There were no Items that Board Members would like to discuss.

Item 13: Correspondence The BOD approved the removal of a tree at 447 Pier Ln. and 885 Horizon Ln. the planting of a tree at 433 Carousel Ln. and the removal replacement of a tree at 490 Galaxy Ln.

Item 14:Adjournment: The Meeting was adjourned by D Zumbro 2<sup>nd</sup> by B Houck

Item 15:Open Forum for Owners"

Respectfully submitted,

Stubby True, Secretary  
Board of Directors