

ORA Melbourne Beach, Inc.
Board of Directors Meeting
Saturday December 12, 2015
Club House
Minutes

- Item 1: The Meeting was called to buy J. Day
- Item 2: E. Begue, J. Day, J. Hopay, B. Houck, B. Patterson, J. Tabor, S. True, G. Van Hoesen, & D. Zumbro were Present.
- Item 3: The Meeting was posted per Fl. Statues.
- Item 4: Only Owners were present with the exception of our Manager Charles.
- Item 5: Jim announced that this Meeting could possibly be the shortest one yet.
- Item 6: The Minutes of the November 14, 2015 BOD Meeting were passed.
- Item 7: Charles once again asks that Owners not leave their Televisions at the Office area. Owners are not picking up after their dogs, especially at the Post Office. The water heater has been installed at the River Pool, which will be heated December 15th. If you have an accident in one of the bath areas please call the Office and report it. The new Gate System has been installed and is working fine, if you would like to purchase a remote they are \$ 25.00 after turning in one of your Gate Cards. And last, Charles has sent out sixty one letters to Owners requesting they clean their roofs.
- Item 8: The Treasurers Report was read and we are on Budget for the year with only \$ 3,063.22 in the 31-60 day category.
- Item 9: The Building Committee had a Meeting and presented the items to Charles for repair. Georgie reported that the Recreation Committee is looking for volunteers to head the Pre-Thanksgiving Dinner and the Pool Party as the Chair Persons are retiring. Georgie also reported that she has found a couple to clean up after the Dinner Functions at a reasonable price. Jay announced that the Jan 8th function is a singer that impersonates several top entertainers.
- Item 10: There was no Old Business.
- Item 11: Under New Business the Budget Motion was passed after Jay read a letter from Lot Owner 327 asking why there is an increase in the Maintenance Fees when we have a surplus at the end of each year. The letter was discussed by several Directors. Jim explained that the excess monies is transferred to the line items that fund different projects in the future instead of going to the Owners for an assessment, or tell the creditors to wait 60 days as we have to go out to the Owners for a fund transfer. Evie announced that the Budget Meeting is open to the Owners. Bill mentioned that the Budget is put together in October for the next year and we still have bills coming in for this year. Janey reported that we had a spike in the water & sewer bill this summer.
- Item 12: Jim mentioned that some Owners were concerned about the family with kids on Galaxy Ln. Jim reported they have left the Park, and that we cannot become a 55 & over Park. He also talked about having to repair the Bulkhead at a cost of around \$ 150,000. The Pier Gazebo needs repair costing another \$50,000, and re-stucco the Center Pool Building and the Ocean Pool Bath. Bill mentioned that having to shut off the fresh water has improved. Jim stated that we are still trying to find the old shutoff valves in the ground. Jay talked about redoing the front entrance and the old Guard Shack.
- Item 13: Correspondence: Jim read a letter that was sent to Lot Owner 241 Galaxy Ln. stating they need to clean up their Lot. Jim mentioned to that maybe they would donate the trailer to CETA for a tax write off and they could rent out their lot. Charles is to check. Permission was given to Lot Owner 3322 Dockside for the removal of two trees
- Item 14: Adjournment: Motion by B. Houck 2nd E. Begue
- Item 15: Open Forum for the Owners: Owner 367 Pier Ln. commended the Board and mentioned that a \$ 3.50 Increase didn't seem a big deal. Janey mentioned the new step for the Stage.

Respectfully Submitted

Stubby True, Secretary
Board of Directors

Cc: Directors (9), Manager (1), File (1), Minute Book (1), Post#1,#2,#3.