

ORA at Melbourne Beach, Inc.
Board of Directors Meeting
Saturday, Nov. 14, 2015
Club House
Minutes

- Item 1: The Meeting was called to order by J. Day
- Item 2: E. Begue, J. Day, J. Hopay, B. Houck, J. Tabor, S. True, G. VanHoesen & 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 mentioned that he was going to change the Meeting format so the Owners could Comment on the proposed changes to the Documents being sent out for a vote. He also mentioned that the terms of 5 Directors will be ending in February.
- Item 6: The Minutes of the April 11th 2015 BOD Meeting were approved.
- Item 7: Charles reported that of the 194 items on the Building Committee's Report was 85% Completed. And reported on projects that BOD approved, were completed. LED lights were installed at the Ocean & River Pools, the Palm Trees were trimmed this summer. Charles also mentioned that we cannot accept any TV's, Computer Monitors or Air-Conditioners for recycling, Owner's or their contractors need to take them to the RE-cycle Center on Sarno Rd.
- Item 8: The Treasurer's report was read and we are on budget for the year. There is \$ 9723.23 in the past due account
- Item 9: John Bushnell reported that the Building Committee had a Meeting to discuss items that will be given to Charles for repair. Georgie reported that the Recreation Committee has a busy season ahead of us and that we need volunteers to chair functions as some of the volunteers are retiring from the functions they have Chaired for several years.
- Item 10: Under old Business the Center Bath House, the Ocean Bath House and the Center Pool Pump House renovations were completed. The chairs for the River Club, the Treadmill, tables for the River Club, subwoofers for the Club House and air-conditioner for the Balmy Bath House were all purchased. The repairs to the Gazebo and Resurfacing of the tennis Courts were also completed.
- Item 11: Under new Business the Tennis Court, Center Pump House, Card & Craft Room Carpeting, Fund transfer, Tennis Court Benches, Golf Cart, Post Office Fence, Middle Pool landscaping, Pool Chair, Front Gate Security and Tiki Hut Roof Motions Were all Reaffirmed. The River Pool

heater Motion was passed after discussions of whether heating the pool was cost effective for the number of Owners that use it. The Ballot Motion was passed after Jim read a letter from a trailer salesman that disputed the changes that are proposed for the Owners, the exterior colors were also discussed at length and it was decided to leave the wording as it is in the Documents.

- Item 12: Jay reported on a company that repairs Trailer Roofs with a new type of system. Jim mentioned that the price of water will increase to meet the water & sewer cost. Jim also stated that we will be sending letters to Owners that need to clean their roofs as they are unsightly. The problem of the water being shut off sometimes twice a week was brought up. The Maintenance Crew has been replacing the riser pipe every Thursday for one and the other is due to breakage. Jim reminded the Owners to please be mindful of their neighbors when it comes to planting hedges and maintaining them to a reasonable height. Janey asked if shade could be provided at the Shuffle Board Court.
- Item 13: Correspondence: An Owner was concerned about Owners not taking care of their shrubbery on south fence. Another Owner was concerned about the construction noise and vehicles during the winter season. Another Owner wants a boat docking station at the river, Jim is to write a letter to the owner with the results, permission was given to remove a palm tree at 626 Pier Ln..
- Item 14: Adjournment: Motion by B. Houck, 2nd by J. Hopay
- Item 15: Open Forum for Owners: One Owner stated that they have replaced their grass 4 years in a row and is upset. Another Owner was concerned about the appearance of lot # 247 Galaxy Ln. It was mentioned that there isn't an address for the phone at the Club House for emergencies.

Respectfully submitted,

Stubby True, Secretary

Board of Directors

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