

**ORA at Melbourne Beach, Inc.
Board of Directors Meeting
Saturday, April 16, 2016
Minutes**

- Item 1: The Meeting was called to order by J. Day:**
- Item 2: J. Day D. R. Glueck, J. Hopay, B. Houck, T. Korrie and S. True, were present, for a Quorum**
- Item 3: The Meeting was posted per FL. Statues.**
- Item 4: Only Owners were present except Manager Charles Gooding.**
- Item 5: Comments from the Chair: J. Day welcomed the Owners and stated that this is the last BOD Meeting of the season , and mentioned that this should be a short meeting.**
- Item 6: Secretary's Report: The Motion to accept the minutes of the March 12th, 2016 BOD Meeting was passed.**
- Item 7: Manager's Report: Charles stated he had two issues this morning, # 1 the ground water which has been shut off too often due to Owners' or contractors breaking pipes. # 2 the Ocean Pool Complex septic tank being full, so the Pool is shut down. Charles checked into tying into the city sewer system and was told it would cost around \$ 20,000 and we would have to put in a pumping station. It was decided to have the tank pumped for around \$ 200.00 per year.**
- Item 8: Treasurer's Report: There is \$ 0.00 in the 31-60 day. There is \$ 0.00 in the 61- 90 day and \$ 05.40 in the over 90 day for a total of \$ 605.40.**
- Item 9: Committee Reports: There were no Committee Chairperson's to present their reports.**
- Item 10: Old Business: The Bulk Head repair and the Fishing Pier Hut will begin on June 15th. The lean - to repair will Start April 25th, and the stucco will start May 16th. Jim stated that he had a request to install a window in the Exercise Room, Jim checked the room and it was decided that it was not practical. Both Ballot issues passed, the 4" over hang has changed to a standard Manufacturers overhang. The 14.6' height limit has been eliminated in place of a maximum of 20" of the 10" steel beam to the concrete. A commercial mixer has been purchased for the kitchen by the Recreation Committee.**
- Item 11: New Business: A motion to transfer \$ 15471.18 from the Merrill Lynch Reserve Fund to operating Fund was passed. A motion to revise the spending procedures of the Recreation Committee from \$ 100.00 to \$300.00 by the Rec. Committee and from \$300.00 to \$500.00**

by the Treasurer and over \$500.00 goes to the Board for approval, was passed. A motion to purchase 19 Lounges at \$195.00 each and 12 stacking chairs at \$40.00 each for the Ocean Pool at total of \$4,696.10 was passed. The Board agreed to impose a \$50.00 fee for Shed Disposal in our dumpster by Contractors. A Lot Alteration Form is now required for shed Replacement or repair.

Item 12: The Board did not have any issues to discuss.

Item 13: Correspondence: A letter from Lot Owner 346 asks if the Board could do something about her water bill, as it was exceptionally high. The Boards response was , as the meter was checked and not found not faulty there was nothing they could do.

Item 14: Adjournment: The Motion to adjourn was made by B. Houck 2nd by T. Korrie

Item 15: Open Forum for Owners" Owner 345 Horizon Ln. asked if the Owners could still put their

own sheds in the dumpster for free. Yes, Owner 736 asked if the water shut

off was due to

the galvanized pipe . Yes, the pipe has corroded over the years and becomes

brittle and

breaks. We try to replace several of them during the summer months. Owner

217 Pier Ln.

asked if we could get mail 6 days a week instead of 5 days. Jim stated that we do not have anyone to accept the mail on Saturday, so it is not possible at this time.

Respectfully submitted,
Stubby True, Secretary
Board of Directors