

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday December 10th 2016

Minutes

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

Item 2: A quorum was established by the presence of E. Begue, j. Day, B. Houck, T. Korrie, S. True & D. Zumbro

Item 3: The Meeting was posted as per Florida Statues.

Item 4: With the exception of Charles Gooding (Manager) only Owners were present

Item 5: Comments from the chair. Jim welcomed the Owners to the last Directors Meeting of 2016. Jim told the Owners to disregard the letter they are receiving, about insurance on their water pipes. It's the Parks Responsibility to repair them. Also reminded the Owners to shut off their water when they leave for the Summer, as some Owners are experiencing high water usage during this period. Jim mentioned this, as our water bill for November was extremely high, and is trying to figure what's happening. At last Month's Meeting it was suggested that we put a speed bump by the Rental Office to slow people down. One of the problems with this is, large trailers are having trouble maneuvering the turns left or right. Charles is to erect larger stop signs and repaint the stop bars on the pavement. Georgie has brought up the concern of the acoustics in the Club House. Jim did some research and the ceiling tiles are ok. So he is having an acoustic engineer come in to access our concern.

Item 6: Secretary's report: Motion to accept the November 12th BOD Minutes was passed.

Item 7: Managers report: Charles reported that the Ladies Bath facilities at the Ocean Pool had been repaired. The Center pool under water lights are being repaired, along with running new conduit & new wire under the Pool Deck & moving the control box up on the wall. Charles has to rent a scissor Jack at a cost of \$500.00 per day to replace the light at the Center Tennis Court. The panels for the fence at the Post Office and Owners Office have been ordered. A new and larger STOP sign has been installed at the Rental Office to hopefully curb the SPEEDING problem. Two new electrical outlets have been installed at the Front Entrance Sign Wall for future Christmas lighting. The air conditioners at the Balmy Restroom and the Owner's Lounge has been repaired. Jim mentioned that the recycle area at the Office is changing to accommodate the cardboard behind the construction dumpster, and remove some of the recycling bins in that area and adding them at the center parking lot.

Item 8: Treasurer' Report: There is \$4,459.67 in the 31-60 past due category, there are no accounts in the 61-90 past due category and there is \$713.93 in the over 90 day past due category, for a total of \$5,263.00

Item 9: Committee Reports: Georgie thanked the committees that decorated for Christmas and asked for Owners to sign up for the Picture Directory,

Item 10: Old Business: Permission was granted to Mr. Schroeder for installing slats in the fence behind his unit.

Item 11: New Business: The Motion to approve the revised Budget for 2017 was passed, after B. Houck asked when was the last time there was a Budget change. The response was two years ago, it was \$3.50 less. With this vote the Budget Resolution is also approved.

Item 12: Items that the Board discussed were: Jim read A letter from the AED Committee with their Recommendations for the number and placement of these units. Discussions for and not for AEDs Followed. B. Houck asked if maybe there could be a common ground for the Committee and Directors to Arrive at. E. Begue suggested that an outside Company monitor the Units if we have them. E. Begue asked for an update on the water shut off. Charles addressed the situation as the major problems are the location of the shut off valves underground and the galvanized pipe connected to the Meter which are normally changed in the summer months. Evie also wanted to know about the lighting at the front entrance, could it be lit all the time. Charles to pursue the idea.

Item 13: Correspondence: Jim received a thank you letter from the Employees referring to the thanksgiving and Christmas venues.

Item 14: Adjournment: Motion to adjourn was made by D. Zumbro 2nd by T. Korrie

Item 15: Owners Forum: Owner 225 Horizon Ln. stated he was in favor of AED's. Owner 813 Carousel Ln. stated the group that looked into the AED's did a good job, and it appears only the Board is negative on the issue. Owner 710 Galaxy Ln. is suggesting for a middle ground on this issue. Owner 406 pier Ln. asked is there any liability to the person using these units, no. Owner 284 Horizon Ln. stated there was no liability at her former job but people are sue happy. Owner 784 Horizon Ln. asked about response time from EMTs, 5 minutes. Owner 367 Pier Ln. suggested that CPR would be more practical. Owner 3372 Dockside said she would be in favor Of AEDs if everyone had CPR training. And hire someone to monitor the units. Owner 635 Horizon Ln. applied CPR to a person until the ambulance came, but he died anyway. Owner 367 Pier Ln. asked if we could look into CPR classes. Owner 590 Galaxy Ln. stated that AEDs cannot be used on people with DNR. Owner 3352 Dockside asked when the pier would be finished. We do not have an answer.

Respectfully submitted

Stubby true Secretary, Board of Directors