

**ORA at Melbourne Beach, Inc.
Board of Directors Meeting
Saturday Nov 12, 2016
Minutes**

- Item 1: The Meeting was called to order by J. Day:**
- Item 2: E. Begue, J. Day , R. Glueck, J. Hopay, B. Houck, T. Korrie , J. Tabor, S. True & D. Zumbro were present & a quorum was established.**
- 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 cautioned the Owners that when entering the Park & the Rental gate is up, do not interfere with the car to your right. Jim also stated that dogs are not allowed in any of Parks' Buildings, as a renter stayed in the Club House during Mathew & the dog messed on the stage & the floor. She didn't have the decency to clean it up. Also they put their drinks in the ice machine which contaminated the ice & had to be discarded. Jim also stated that with all of the storm damage the Maintenance Fees will not go up next year as we have the money to cover the cost.**
- Item 6: Secretary's Report: The Motion to accept the minutes of the April 16th, 2016 BOD Meeting was passed.**
- Item 7: Manager's Report: Charles stated that He & his Crew completed 90% of the Building Committee's summer list. Some of the high lights were the water heater at the Post Office, was replaced, the Electrical panel at the Post Office Laundry & the Dock side rest room were cleaned & repaired & the path lights at the Post Office were repaired. New lighting was installed at the Fishing Pier hut , but was lost due to Matthew. Charles reported that the new Sea wall held up very well, but the pier walk was damaged along with other parts of the Bulk Head. The chain link fence at the Ocean Pool blew down & was replaced with an aluminum one. An unused old electrical Panel at Balmy Bath House was removed & the Building was re-stoccoed & painted. Donated pavers were installed at the Center Pool Building. Charles asked if anyone had leftover pavers he would take them for the Park.**
- Item 8: Treasurer's Report: There is \$ 11,887.82 in the 31-60 day. There is \$ 0.00 in the 61-90 day and \$ 678.75 in the over 90 day for a total of \$ 12,566.57.**
- Item 9: Committee Reports: George announced that we have a full schedule for the season. Ginnie reported that we still have problem with SPEEDING & STOP SIGN Violations. Speed bumps/ humps were discussed, under aged Drivers in Golf Carts, wet and slippery floors in the Center Pool Bath House from People not wearing foot ware inside.**
- Item 10: Old Business: Jim talked about how well the new Sea wall withstood the storm and the purchase of new Pool Furniture. Motions that were reaffirmed from this summer were, the Front Entrance Sign, Post Office stucco, Middle Pool Bath House & Leanto painting, the transfer of \$ 210,381.25 from the Reserve Fund to the Operating Fund, Balmy Bath House stucco, Ocean Pool walk way fence, Fishing Pier Hut, Sea Wall Cap, River Pool Sea Wall Replacement & Balmy Bath House painting.**

- Item 11: New Business: A motion to transfer \$ 171,305.85 from the Merrill Lynch Reserve Fund to operating Fund was passed. A motion to purchase Vinyl fences for the Post Office walkway, Middle Pool, Balmy Bath, Dock Side Propane tanks & the Office were passed. A Motion to change the procedure of the Recreation Committee only carrying \$3000,00 into the next year was passed. A motion to repair the storm drain along the south fence on Pier Lane and fill the washed out area at a cost of \$10,800.00 was passed. The issue of the Hot Tub being shut down for so long, and the procedure we have to follow, to bring the proper PH in compliance was discussed.**
- Item 12: Items that the Board would like to discuss no Motions can be made: Jim talked about resurfacing the River Club & the Dockside Bath House. The River Club has a few issues such as the chimney is leaking & the windows should be replaced before stuccoing.**
- Item 13: Correspondence: A letter from Lot Owner 465 Horizon Ln. is asking to have a low spot in the road on Horizon Ln. next to the Middle parking lot. Lot Owner 3142 asking relief from the eye sore next door. Lot Owner 605, 887 & 927 is asking to change the color of the water feature back to its original aqua color. Lot Owner 847 Pier Ln. is concerned about the renters coming in on Holiday weekends raising havoc and would suggest hiring security for this situation.**
- Item 14: Adjournment: The Motion to adjourn was made by T. Korrie & 2nd by B. Houck.**
- Item 15: Open Forum for Owners” Owner 367 Pier Ln. asked about paying the Condo fees on line, yes. It’s up to your bank. Owner 576 Pier Ln. stated that it’s the Rental Offices responsibility to police their guest. Owner 602 Carousel Ln. is concerned about the Park Truck being legal on the streets. Jim responded that it falls under the same rules as a golf cart according to the insurance co. & asked about using hot water to flush the toilets. Owner 712 Carousel Ln. asked about the debris at the Treatment plant, Charles responded they will be grinding it up soon. Owner 476 Pier Ln. reiterated that people are not observing the stop signs & the 10 mph rule. Owner 527 Pier Ln. asked who’s responsible for trimming the trees along the south fence. The Park has done it in the past, but if you choose, you may trim them.**

Respectfully submitted,

**Stubby True, Secretary
Board of Directors**