

ANNUAL OWNERS MEETING
ORA AT MELBOURNE BEACH INC.
SATURDAY FEBURARY 13, 2016
OWNERS MINUTES

1. Opening Remarks: Jim opened the Meeting and welcomed everyone to the 2016 Annual ORA Owners Meeting, and announced that we were running a little late due to Owners still enjoying their coffee and doughnuts, as we only have candidates for five openings on the BOD, the meeting can be conducted in the morning as there is no election. Because this is the Owners Meeting the Board cannot conduct any business.
2. The Meeting was posted per Florida Statutes.
3. The Minutes of the 2015 Owners Meeting were read and adopted.
4. Evie Begue, Jay Hopay, Bill Houck, Tony Korrie and Ray Glueck were introduced as the Candidates for the 2016-2018 season.
5. Committee Reports: The Building Committee Report consists of six pages, describing various items that need Charles' attention, the majority of which will be done during the summer months. John thanked his Committee Members for their efforts in inspecting the Pools and Park Buildings, and also thanked Charles for his quick response on the important issues. The Recreation Committee: Georgie reported that she has found chairpersons for the Pool Party and the New Years' eve Party. And still needs one for the Pre-Thanksgiving Dinner. Georgie also thanked the Valentines Dance Committee for an excellent night. Safety & Security Committee: Concerns are, speeding, stop sign violations that are still very prevalent around the Park, along with driving on the wrong side of the streets. Ombudsman Chairperson, Ron Paul thanked his Committee Members Anne Cassidy, Bill Andrews and Don Fulton. Concerns were, an Owner lost two palm trees due to a lightning strike and was not satisfied with the type of the tree that the Park replaced them with, cars are hanging out of Owners driveways causing a hazardous situation, the ice machine is loud, Golf Carts are parking in the Car spots, Grass is being blown into the stones causing a weed problem? One Owner suggest the lawn Crew work in a different, cutting each lot separately. Other concerns are weed wackers cutting the grass too short and killing the grass, Owners not picking up after their dogs, the road grates making noise, contractors not cleaning after dumping material on the street, the River Pool extremely cold and Golf Carts parking on the Grass. A recommendation for the Board to produce a catalog by year, of changes to the Park Rules & regulations, as this would be helpful to new Owners. Each Owner is sent a copy of the new changes. Park Directory: Joan reported that the Directories are back from the printer and will be delivered to the Post Office. We took in a total of \$4,075.00 from advertisers. The cost was \$2,495.93 the profit is \$1,579.07. We lost 2 ads from last year and picked up 3 new ones. Red Line Golf Carts, Luxury Vacations and Jakes Crab Shack.
6. Managers' Report: Charles talked about the changes that were made this season. The white vinyl fence at the Post Office, the Card & Craft Room was painted and carpeted, wall brock was installed around the Center Pool area, the Center Pool Pump House has new siding & a new roof, the Center Bath House interior was remodeled and all of the Tennis Courts have been resurfaced, with Pickle Ball lines added to the Ocean Court. The Office Building and the Ocean Pool House have had a major face lift. The River Pool has a significant leak which is being worked on. Charles mentioned that someone had changed the water temperature at the Ocean Pool to 97*.
7. Treasurers' Report: There is \$4,313.85 in the 31-60 day past due category, no accounts in the 61-90 day past due category and \$899.56 in the over 90 day past due category. For a total of

\$5,213.41. Jim mentioned he and Jay met with the Merrill Lynch Adviser and made changes to our investments for a more efficient plan.

8. Presidents' Report: Jim announced that we are very financially sound, a great BOD with no agenda and a wonderful Recreation Committee that is supported by Owners that are very sociable and caring, which makes for a great place to live. This year we have identified several areas that need attention, such as the River Bulkhead, the Fishing Pier Hut Building and redoing the stucco on all of the remaining Buildings. Also addressing the front entrance along other improvements within our budget. We now have a new Front gate system that allows the use of out of state cell phones to open the gate. Also you can purchase a remote control. If you have a bad remote it must be returned with everything it came with.
9. Acknowledgment of Board Members whose terms have expired. Jim thanked Bob Patterson and Grant Van Hoesen for their service on the Board.
10. Owners Comments: Owner 521 Galaxy Ln. asked about the warranty on the remotes. Owner 216 Pier Ln. suggested doggy bag stations, and concerned about some of our long term employees that have left the Park. Jim explained they left on their own. Owner 602 Carousel Ln. stated that he was not allowed to post his lots for rent and that they were taken down. Jim explained that the Rental Office has sole rights to rent vacant lots. The consensus of the Board was to let the Rental Office police their own issue. He also went to the Rental Office and asked if Diane wanted to protect her business interest that she needed to write a letter of desist to these Owners that are renting their own lots. After all this process said Owner was allowed to post his vacant lots. Owner 625 Horizon Ln. spoke about common courtesy in the Park. A truck was parked in the street to deliver furniture and a person pulled up to the truck and kept blowing her horn for the truck move. Owner 590 Galaxy Ln. spoke about security in the Park. The renters that come into the Park in the summer don't care about the rules and do whatever they want. Owner 345 Horizon Ln. suggests we give the renters a copy of the rules. Diane gives each renter a copy. All New Owners don't get a copy of the Documents when they buy. Jim mentioned that there is a Welcoming Committee that works through the Rec. Committee. Another Owner asked as to how the Owners Lounge was reserved. He was told the date he wanted was blanked out. Jim explained that certain dates were in a lottery as they were so popular. Owner 733 Carousel Ln. explained that the Golf Cart area east of the Clubhouse has two air conditioners unprotected, and suggest that post be installed. Owner 3327 Dockside stated that all new buyers are supposed to receive all of the documents when they sign papers. Owner 245 Horizon stated that long distance landlords cannot police their property and asked what is the time frame of when the Minutes are posted on the web-site. 30 days. Owner 330 Galaxy Ln. asks if a committee could write down the important stuff in the Documents in a separate book for a lay person to understand. This Owner volunteered to Chair this Committee. Owner 367 Pier Ln. stated that if there is a Park function at the River Club the Owners Lounge is part of that function. Owner 3412 Dockside stated that the colors of the buildings have changed over the years. Owner 423 Carousel Ln. stated that by the Owners voting on the Clubhouse project they gave consent of the colors. Owner 497 Pier Ln. stated he had a social at the River Club in January, did he the right to let someone else use the Owners Lounge that night? No, they would have to go to the Office and reserve it. Owner 3333 Dockside asked if the Park Building could be different colors. Hopefully the Board has better taste than that.
11. The new Board Members for the 2016-2018 season are Ray Glueck and Tony Korrie, the returning Members are Evie Begue, Bill Houck and Jay Hopay.
12. Motion to adjourn was made by J. Hopay 2nd by B. Houck

Respectfully Submitted
Stubby True, Secretary

