

ORA at Melbourne Beach, Inc.
Board of Directors Meeting
Saturday, January 16, 2015
Club House
9:00 AM
Minutes

- Item 1: The Meeting was called to order by J. Day:
- Item 2: E, Begue, J. Day D. J. Hopay, B. Houck, B. Patterson, J. Tabor, S. True, G. Van Hoesen & D.Zumbro were present, and a Quorum was established.
- Item 3: The Meeting was posted per FL. Statues.
- Item 4: Only Owner's were present except Manager Charles Gooding.
- Item 5: Comments from the Chair: J. Day welcomed the Owners and stated that as we have five openings on the BOD and only five Candidates to fill those spots. There will not be an election, as the five candidates will automatically become Directors for the next two years. The Owners' Meeting will be held in the morning so we will have donuts once again.
- Item 6: Secretary's Report: The Motion to accept the minutes of the December 16th, 2015 BOD Meeting was passed.
- Item 7: Manager's Report: Charles stated he had four items that needed attention this morning
1. A person was observed taking a dog into the Club House shower. This is not allowed.
2. The Documents state that only two pets are allowed per "rule 21"
3. Whenever Owners park on the north side of the Club House, Please be observant as to backing out. An Owner on Carousel Ln. has had their vehicle hit four times on Bingo night.
4. I have observed Owners who use the remote to open the gate not slowing down when coming through the gate. Should someone coming into the Resort from the right side, as this could cause an accident. If this persists to be a problem we would have to install a speed bump. And lastly, Charles wanted the Owners to be aware of the different services that his crew provides to the Owners, such as helping Owners move small trailers, washing machines, cookers, etc.
- Item 8: Treasurer's Report: There is \$ 0.00 in the 31-60 day. There is \$ 0.00 in the 61- 90 day and \$ 1,525.72 in the over 90 day for a total of \$ 1,525.72.
- Item 9: Committee Reports: Georgie is looking for volunteers for the Pre-Thanksgiving Diner, the Pool Party & New Year's Eve Dance. The Safety & Security Committee addressed the issues of stop signs not being visible at intersections; the entrance to the Park is not well lit. Owners are not clearing their drive ways for contractors to park in their drive ways when doing work. The step has been purchased for the stage as well as the grab-rail. The Ombudsman Report will be added to the Website as it is so long. Joan reported that the Directory will be out by the Owners Meeting, with three new advertisers and the loss of two.
- Item 10: Old Business: The results of the resent Ballot issues were reported & the Committee was recognized.
- Item 11: New Business: The Ocean Pool Building Motion was Passed at a cost of \$ 6, 500.00. The Motion to rebuild the storage shed at the Center Pool and restucco the Bath House was Tabled due to a controversy over a permit issue. The Motion to restucco the Office Building at a cost of \$ 2,600.00 was passed. The Motion to replace 200' of the Sea Wall at a cost of \$ 129,000.00 as passed. The Motion to rebuild the Fishing Pier Deck House at a cost of \$ 51,000.00 was passed. And the Motion to transfer \$ 30,645.27 from the Merrill Lynch Reserve Account to the Operating Account was passed, but will be revised to \$ 19,712.87 due to an error.
- Item 12: The BOD discussed the possibility of banning the use of Hover Boards and the issue of Owners running a business of renting their lots instead going through the Rental Office.

The issue of Owners water & or electricity being shut off in the summer. One Owner wants to put a padlock on his meter box and was told he cannot do that, as it is Park property and becomes a safety issue if an emergency arises. A meter clip was suggested as a possibility, that can be removed easily.

Item 13: Correspondence

1. A letter from the South Brevard Sharing Center thanking ORA for 460 lbs of food was read.
2. A letter from lot Owner 315 Horizon Ln. requesting the moving one possibility two trees was denied.

Item 14: Adjournment: The Meeting was adjourned by J. Hopay2nd by E. Begue

Item 15: Open Forum for Owners" Owner 380 Galaxy Ln. wants to use an acrylic material as windows in her screen room and was told the Documents do not allow it. Owner 540 Galaxy Ln. suggests a small red light to indicate a power outage. Owner Galaxy Ln. mentioned the issue of Owners parking their golf carts in the car spaces when they have their own golf cart spaces. Owner 576 Pier Ln. announced that the Big Red Blood Mobile is coming Feb 8th from 11-4 pm. Owner 254 Horizon Ln. wanted clarification on leaving a car here during the summer and was told it's permitted.

Respectfully submitted,

Stubby True, Secretary
Board of Directors

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