

**ORA at Melbourne Beach, Inc.
Board of Directors Meeting
Saturday, March 16, 2016
Club House
9:00 AM
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, 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 and a guest of Bob Nivers (Philip Killner).**
- Item 5: Comments from the Chair: J. Day welcomed the Owners and stated that he had a letter from an Owner stating he purchased a lot for his Mother, and could she attend the BOD Meetings. The BOD agreed that she could, and Jim stated she didn't have to announce her presence at future Meetings. Jim also acknowledged Ray Glueck and Tony Korrie as our two New Directors along with the returning Board Members for the 2016-2017 season.**
- Item 6: Secretary's Report: The Motion to accept the minutes of the January 12th, 2016 BOD Meeting was passed.**
- Item 7: Manager's Report: Charles stated his Report will be different this Morning as he needs to be more elaborate in his Report as what is going on in the Park, such as getting bids from several contractors for the Motions that will be presented this morning. He also mentioned that some of the topics in the Ombudsman Report could be handled by his office directly, instead of going to the BOD then to Charles. He also informed the Owner's that Kelly RV repair has lost his gate pass privileges to the Park due to criminal activity. Charles talked about the people not stopping at the stop signs including himself as he is trying to do better. Charles talked about the high water bills the Owners are getting, due to the new water rates, and the process that is done when Owners experience a large water increase in their bill. He also talked about the County coming in and checking lots to make sure they all have a back flow devise attached to the fresh water line. If not we could be fined for not having them.**
- Item 8: Treasurer's Report: There is \$ 1,902.15 in the 31-60 day. There is \$ 0.00 in the 61- 90 day and \$ 899.56 in the over 90 day for a total of \$ 2,801.71.**
- Item 9: Committee Reports: Georgie thanked all of the Committee Members as well as the Owners for their participation in activities for this season and announced the upcoming Pool Party. Ginnie thanked her Members for their work on the Safety & Security Committee,**
- She also mentioned needed golf cart parking at the River Club, young golf cart drivers and trimming back foliage for better sight. The Ombudsman Report consisted of concerns of golf carts; parking in automobile spaces, not stopping at stop signs, parking on stones, driving on the wrong side of the road and being insured, and cars parking illegally. Concerns of the bath rooms; slippery floors, lighting, cleanliness and water pressure. Safety issues; hedges not being trimmed at intersections, crossing A1A, trailer tie-downs, a cracked floor at the Post Office Laundry and an Owners trailer has a rat problem. An Owner claims he was denied his 3 minutes to respond to another Owners comments.**

Item 10: Old Business: The Center Pool Building & Storage Shed repair Motion at a cost of \$11,000 was passed. The Ocean Pool Building remodel has been completed. The Office Building remodel has been completed.

Item 11: New Business: The Continuing Resolutions, The Rules & Regulation, The Abridged Rules & Regulations and the Frequently Asked Questions Motions were passed. The Ballot to change the height of the Trailers was passed as well as the Transfer of \$ 200,000 from Bank of America to several line Items that need additional funding. The Motion to change General Rule 1(a) allowing Golf Cart parking on stone areas was passed. A Motion to buy a Large Mixer for the Kitchen was passed. The motion to paint the Ocean Pool Building, Center Pool Building and the Office Building at a cost of \$ 7,000 passed. A motion to replace an electrical box at the Balmy Bathhouse for \$ 1,625.00 was passed as well as a motion to replace the Gate & Posts next to the Ice Cream Shop, the Entrance Gate & posts to the Ocean Pool Complex & the Gate & Posts on the West Side of A1A at a cost of \$ 1,087.00 each for a total cost of \$ 3,261.00

Item 12: The issue of shutting the water off before the Siren was used. In case of emergencies this is necessary, due to the amount of water being wasted. Janey asked about the entrance improvement, and Jim stated that he inquired about a new sign and reported it would be around \$ 25,000 and Evie asked if the call box could be made easier to use. Charles to check the possibility.

Item 13: Correspondence

1. A letter from Bob Niver and his Committee that endorse the purchase of AED's was read and discussed with no discussion resolved. Evie asked for a show of Owner's hands that were in favor of having this devise in the Park, the majority were in favor. More information is needed. Donovan will buy the First devise.

Item 14: Adjournment: The Meeting was adjourned by D. Zumbro 2nd by J Tabor

Item 15: Open Forum for Owners" Owner 437 Pier Ln. asked about the legality of having or not having AEDs in the Park, suggest a Committee be formed for more information. Owner 344 Horizon Ln. Education can be provided. Owner 230 Galaxy Ln. asked about the new height of the Trailers. Jim explained the present height is 14' 6", the new height could be 16' because of the roof pitch. Owner 521 Galaxy stated that a 16' trailer could come in the Park. Owner 722 Carousel Ln. asked, is there no limit to the height? Jim stated that ANSI regulates the in side space to 400 sq. feet. Owner 254 Horizon Ln. asked if it will change the classification of the units, NO. Owner 840 Galaxy Ln. asked if you could glue the back flow devise to the pipes, NO. B. Niver stated he will be outside to answer questions.

Respectfully submitted,

**Stubby True, Secretary
Board of Directors**

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