

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday January 14th 2017

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, R. glueck, J. Hopay, B. Houck, T. Korrie, J. Tabor, S. True & D. Zumbro.

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

Item 4: With the exception of a perspective Owner and Charles Gooding (Manager) all were Owners.

Item 5: Comments from the chair. Jim announced that the Owners Meeting Agenda was sent out via E MAIL and Asked if anyone didn't receive one to notify him with their correct address. Also that the Common Buildings are for the Owners, Renters & Registered Guest & cannot use them on a continuous basis for Guests. Jim also mentioned that this is Janey Tabor's last Board Meeting, as she is resigning after serving for 2 years, Jim thanked Janey for her service. Jim mentioned that there are four openings on the Board for the next 2 years and only four people showed interest to be a Member, and there will not be an election this year, the Meeting will start at 9 AM, coffee & donuts will be served.

Item 6: Secretary's report: Motion to accept the December 10th BOD Minutes was passed.

Item 7: Managers report: Charles reported that the installation of the fence panels at the Post Office were started, but an electrical cable was cut and we are waiting for FPL to replace it. The Beige panels at the construction dumpster have been installed. A 4 inch Main water pipe at the intersection of Pier & Horizon Ln. Has been repaired after many long HRS into the night. Charles thanked the Owners that helped with lights & water for the Workers. Charles reported that 56 Work Orders were completed in December & 60 have been completed in January as of this Meeting. The Pier work is progressing. Charles announced that Owners must cut up the cardboard and put it in the plastic containers as Waste Management will not accept it outside of the containers. Owners also need to request a cart if they are cleaning up their lot as the plastic bags are breaking because of the weight. The Workers are instructed not to pick up anything heavier than 20 LBS. per the Insurance Company. Also Owners are not allowed in back yard due to liability, at the Office.

Item 8: Treasurer' Report: There are no Accounts in the 31-60 & 61-90 past due category. There is \$ 3,558.14 in the over 90 day past due category. For a grand total of \$ 3,558.14.

Item 9: Committee Reports: Recreation, Georgie asked for help on the Picture Directory, also stated that only Those having pictures taken will receive a Directory, others cannot buy a Directory. The Ombudsman Report consisted of concerns dealing with leaving the lights on at the front gate, changing the shower heads & adding an extra hook in the showers, preventing the golf carts from blocking the bulletin boards at the Center pool, a request to trim the bushes at the west end of Horizon Ln. was presented. People not using the correct parking spaces at the Clubhouse was mentioned. Other concerns were, sprinklers being turned off, the color on the Common Building being different than Owners Sheds, the boardwalks at the River Club being replaced, electrical breakers being turned off, the acoustics in the Clubhouse, the new trailers not being white, open fires in the Park, the new remote controls for the front gate are a bad idea, people outside the Park have keys to our facilities, AEDs. Should be purchased for the Park and who should be called when Charles is not in the Park? Call Charles or the Police. Joan's report stated that the new Directories should be here for the Owners Meeting.

Item 10: Old Business: The Motion to purchase 4 AEDs for the Park was not passed after much discussion for & against. A motion to revise the previous motion of December 10, 2016 adding a culvert at the end of Pier Ln. was passed. A motion to paint the Water Feature(Aqua), was tabled as Charles will change the color Back to Aqua.

Item 11: New Business: A motion to have Thomas Carrel Property Maintenance rebuild the three tiki Huts at the River Club for \$ 2,400 was passed. A motion to transfer \$ 7,658.60 from the Merrill Lynch Reserve

Accounts to the Operating Account was passed.

Item 12: Items that the Board discussed was, Jay suggest removing the grass from the River Front and replacing it with sand to make a beach area and adding chairs. Also Charles review was discussed as being overall favorable, Jim went over his strengths & areas that need improvement. Jim also mentioned that a meeting was set up for the Officers and Charles to meet on April 11th to review each goal that was established. Janey thanked the members of the Board for all that she has learned in the past 2 years.

Item 13: Correspondence: none

Item 14: Adjournment: Motion to adjourn was made by B. Houck seconded by D. Zumbro

Item 15: Owners Forum: Owner 3232 Dockside asked if the chairs and lounges at the Pools could be cleaned. Owner 292 Carousel asked about the washing machines at the Clubhouse. Charles said it is being addressed. Owner 516 Pier Ln. thanked B. NIVERS for all the work done on the AEDs. Owner 497 Pier Ln. asked, what happened to the bike racks at the Center pool & at the Ocean. Charles stated that people weren't using them, plus they were rusting and falling apart. Owner 586 Pier Ln. asked if CPR was necessary with the AEDs, yes. Owner 525 Horizon Ln. stated that we need bike racks. Charles is to look into replacing the with alternative Material. Owner 225 Horizon Ln. referenced the (Chicken Little) theory. Owner 330 Galaxy Ln. questions the replacement of the Tiki hut roof with the same material, instead of another material. Charles is looking into putting netting over the frauns. Owner 254 Horizon Ln. inquired about the trimming of the palm trees.

Respectfully submitted

Stubby true Secretary, Board of Directors