

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday April 8th 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. Buchell, J. Day, R. glueck, J. Hopay, B. Houck, T. Korrie, & S. True

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

Item 4: With the exception Charles Gooding (Manager) all were Owners.

Item 5: Comments from the chair. Jim welcomes the Owners to the last BOD Meeting of the season, and commented on the ice machine being for the Recreation Functions and not for People filling large coolers on a regular basis.

Item 6: Secretary's report: Motion to accept the March 11th BOD Minutes was passed.

Item 7: Managers report: Charles reported that the new bicycle racks have been placed at the end of Pier Ln. & at the Center Pool, the white panel fence at the Post Office has been completed, the Gates at the Beach Complex have new signs attached asking the Owners to gently close the gates and not let them slam and cause damage, An Owner called the Fife Marshall to lodge a complaint against another Owner about their burning wood in a fire pit. The Fire Marshall is to send me a Code that could impact the Owners. If a violation is found, a \$50.00 fine for the first, and \$100.00 for the second violation could be levied. Charles also reminded the Owners of things that they should do before leaving for the summer, write down your water meter reading before leaving in case of a discrepancy when returning, ask a neighbor to check that your electricity is on and the air conditioner is working so as not come back to a lot of Mold, and if you have guest staying in your Unit keep a record of the dates, for the water usage. Charles wished everyone happy trails and be safe.

Item 8: Treasurer' Report: There are no Accounts in the 31-60 past due category, \$1,298.29 in the 61-90 past due category. and \$231.82 in the over 90 day past due category, for a grand total of \$1,530.11

Item 9: Committee Reports: Recreation, Georgie thanked the BOD and everyone that participated in the recreation functions.

Item 10: Old Business: None

Item 11: New Business: The Hurricane Management plan was passed. The motion to install a fence at the Shuffle Board Court at a cost of \$6,951.00 was passed. The Pickle Ball Striping Motion was defeated after jim read paragraph's from several letters. The Motion to repair the lighting at the River & the Middle Tennis Courts at a cost of \$20,777.74 was passed, and The motion to install Eleven 2" and sixteen 4" Fresh Water Valves at a cost of \$46,267.00 was passed.

Item 12: Items that the Board discussed were, the concern of the new Sea Wall moving was discussed, the issue of washing machines not working was discussed again, and suggested the Park buy and operate them. Changing the BOD Meetings to Friday afternoon was mentioned.

Item 13: Correspondence: A Letter requesting the removal of a tree at 757 Pier Ln. was granted and removal of a tree at 482 Carousel Ln. was denied.

Item 14: Adjournment: Motion to adjourn was made by J. Hopay seconded by E. Begue.

Item 15: Owners Forum: Owner 521 Galaxy Ln. asked about the wall at the Ocean Pool area, and commented on the condition of the Shuffle Board Courts, Owner 517 Carousel Ln. inquired about the way the new water valves were to be installed, Owner 567 Pier Ln. presented a petition with 300 plus signatures requesting the BOD revisit the AED issue, Owner 216 Pier Ln. agrees the Tennis & Pickle ball Players need to discuss the controversy over the Courts, Owner 367 Pier Ln. will organize a meeting for both sides to discuss the issue in the fall, Owner 292 Carousel Ln. suggest we get a new Contractor, Jim answered we have the best available, Owner 344 Horizon Ln. commended the Owners for paying the Maintenance Fees on time,

asked if the pier was rebuilt last season, Jim said some of it was, asked if the pier was insured, no. Owner inquired as to why Special Events was being redirected under another venue. Owner 227 Pier Ln. inquired about fire pits being banned, yes. Owner 517 Carousel Ln. mentioned he did not see any anchors for the new sea wall. Owner 525 Horizon Ln. questioned whether the Gate to the Ocean Complex was supposed to be propped open, No and when will we get the pictorial, (in the fall)

Respectfully submitted

Stubby true Secretary, Board of Directors