

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday March 11th 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, B. Houck, T. Korrie, 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 welcomed John Buchell to Board of Directors. Jim also mentioned we are still having problems at the Recycling areas, the bins will not be picked up if the lids are not flat.

Item 6: Secretary's report: Motion to accept the January 14th 2017 BOD Minutes was passed.

Item 7: Managers report: Charles reported he is working with a contractor to install isolation valves for our fresh Water system so the whole Park does not have to be shut down. Charles investigated making improvements to the water feature at a cost of \$ 47,000.00, (maybe not at this time). He is checking into materials for the fish cleaning station, also we are still having problems with the Re-cycling areas, people are not adhering to the new rules of everything has to be IN the BINS not on TOP of the BINS and on the GROUND. The Work Orders are in a decline.

Item 8: Treasurer' Report: There is \$ 2,737.86 in the 31-60, there no accounts in the 61-90 past due category. There is \$ 1,124.12 in the over 90 day past due category. For a grand total of \$ 3,861.98.

Item 9: Committee Reports: Recreation: Georgie thanked Owners for attending the Recreation functions, and the Owners that put them on. Georgie announced the upcoming, Sax Appeal and the Pool Party. Safety & Security: Ginnie stated that Owners are concerned about golf carts using the spaces designated for cars, also once again the Owners not stopping at the intersections. Norm Busby of the Building Committee stated he is looking for volunteers for his Committee, and setting up an E-Mail address for Owners to report conditions that they think needs attention. Ombudsman Committee: Concerns complaints are, someone is removing the Ombudsman Meeting notices, speeding and stop sign violators, an Owner requests publicized bike safety guidelines,(which are in our Documents),delivery trucks be given documents regarding the 10 mile speed limit in the Park, Owners not getting mail on Mondays, part time Employees cannot be Bonded. An Owner asks about the five foot set-back rule on the Sheds, this is a County rule. Cars sticking out into the streets, an Owner questions ORA Resolution # 4 stating Non Owners cannot use the Owners Lounge on a regular basis. An Owner asks if the ORA Documents are on the Website, YES (ora-melbournebeach.org). Does the entire are at The River Club need to be completed Before accessible? Yes. Pickle Ball Players want more accessibility to the Courts, and asking for the other Courts to be painted for Pickle Ball, and concerns about the weeds on the Common Grounds grass.

Item 10: Old Business: There was no Old Business.

Item 11: New Business: A motion to purchase three bike racks costing \$ 543.00 was passed, a motion to install 31 led lights on the Pier at cost of \$ 6,278.62 was passed, a motion to purchase 4 Park Benches costing \$ 1,596.00 was passed, a motion to purchase 30 pallets of Flora tam Sod costing \$4,060.00 was passed, a motion to install concrete walkway along the Sea wall at the River Pool costing \$ 9,000.00 was passed, a motion to purchase (77) two-inch thick acoustical Panels for the Clubhouse was passed, a motion to reimburse \$ 5,168.38 from the Merrill Lynch Reserve Account to the Operating Account was passed, a motion to transfer \$ 100,000.00 from the ORA Operating Account into Line Items in the Reserve Account was Passed, a motion to approve all of the Continuing Resolutions was passed, a motion to accept the Frequently Asked Questions was passed, a motion to reaffirm the Administrative Rules & Regulations & the Abridged version of the Rules & Regulations were passed,

Item 12: Items that the Board discussed, was the Closure of the Clubhouse during a Mandatory Evacuation by the

County. Evie asked about sending letters to Owners about Moldy Roofs, Charles reported that he and a Director will check for these situations. Also addressed the issue of overnight parking in non-designated Areas. Charles stated the areas are posted per Florida Statutes and we can have them toed after five days. Ray recognized Charles for his response to answering his phone after hours.

Item 13: Correspondence: A letter from Ed Shirkey regarding AEDs was read, and a letter from Cathy Carroll asking for more Courts for Pickle Ball Players. Evie asked about the procedure for petitioning the Board for readdressing the AED issue. The petitioner needs 144 signatures to send it to the Board, and can only be addressed once a year.

Item 14: Adjournment: Motion to adjourn was made by D. Zumbro seconded by T. Korrie

Item 15: Owners Forum: Owner 254 Horizon inquired about the where she can find the Parks Resolutions, (on the Website). Owner 412 Carousel asked if the cardboard had to be cut up to fit in the bins,(yes). Owner 733 Carousel asked for post be installed in front of the air conditioners at the Clubhouse. Owner 344 Horizon Stated that signage at the recycle areas might help with the issue, also mentioned Sunday night at the River Club venue, and asked as to how the petition process worked, and there is still room for CPR & AED Classes, and can we have E-mails sent to all Owners. (no). Owner 330 Galaxy asked about signage at the Recycle areas, Charles responded the bins have a list of items that can go in them. Owner 382 Carousel Mentioned that the middle recycle area has been expanded an the bins are not full.

Respectfully submitted

Stubby true Secretary, Board of Directors