

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday April 13th 2019

Minutes

Item 1: The Meeting was called to order by J. Day

Item 2: A quorum was established by the presence of: J. Buchell J. Day, B. Houck, J. Hopay, T. Jackson, C. Jordan, E. Shirkey and S. True.

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

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

Item 5: Comments from the chair. Jim talked about how well our Documents have served us over the pass 40 yrs.

And the possibility of an Owner taking the Park to court for litigation wouldn't turn out as expected, due to how the judge felt that day, so it may be better to try to come to an agreement before going to Court.

Item 6: Secretary's report: Motion to accept the March 9th BOD Minutes was passed.

Item 7: Managers report: Charles' report consisted of trash being put out after 11:00am. Charles is working on a plan to curb illegal overnight parking by placing a warning sticker on the windshield, if this vehicle is observed again it will be towed. The front gate was broken again by someone not paying attention to the gate to their right being open for a vehicle coming through. Charles called attention the Brevard rule that if dog owners are in the County for more than two weeks, must registered with the Sheriff's Office, the cost is \$10.00. If your dog is not registered and is involved in any incident you are subject to a \$120.00 citation. Charles thanked everyone involved in the purchase of the new vehicles (golf carts) for the Park Maintenance Crew.

Item 8: Treasurer' Report: There are no accounts in the 31-60 past due category, there are no accounts in the 61-90 past due category. There is \$ 6,555.13 in the over 90 day past due category, For a grand total of \$ 6,555.13.

Item 9: Committee Reports: The Building Committee report consisted of the many improvements that have been completed in and around the Park, the rebuilding of the Pump house, the replacement of the windows, and the removal of the window shades that has made it brighter inside the River Club. The completion of much need drainage project on the south fence area, the rebuilding of the palabus at the Ocean pool Area, the recycling area at Balmy and Carousel has been updated. The ongoing issue of the washing machines still continues. There are two areas where the pavers have settled and could cause a possible safety hazard, the roof on the Kaboda, and the Restroom needs attention. The overall cleanliness of the buildings throughout the Park has improved greatly as well, particularly the Restrooms and laundry areas. The projects on slate for the summer are, fencing around the Tennis Courts, resurfacing the Roads, upgrading the Dockside Bathhouse area and Replacing Electrical Post. The Building Committee thanked the Board for their diligence in making all the improvements in the Park and their goals that will serve our Community for years to come. They also acknowledged Charles and his Team for the job they do on a daily basis to make our the little piece of paradise that we've all come to love. The Long Range Planning Committee is proposing a change to upgrade secure access to Ora property and facilities. Replacing the keys and cards. With possibly other electronic devices, one thought are key Fobs. Changes needed, signage at the front Gate, the exit gate extended to 16', three posts placed in grass at end of exit gate, three sections of fencing In the center island dividing Enter and Exit drives. Locking/unlocking chain on north side close to Office. The Guardhouse should be painted until future plans for it are developed. The Recreation Committee Reported there were 27 weekly activities and approximately 90 events throughout the season, that were well attended. While the weather did not cooperate for Monday night outside events they were easily moved inside. A sub-committee was formed to study ticket Sales and try some new ideas. The system has been streamlined and seems to be working fine. THE Rec. Committee also voted to (give back) one event at no cost to the owners as a thank you for support throughout the Season, which was the Magic show.

Elizabeth Szylin and Gail Bunnell were recognized for Chair & Co-Chairing Bingo, along Bob Nivers for Chairing the Special Events Committee, as they have resigned. Bert Barkley will be taking over Bingo and Cheri Cedarlund will Chair Special Events. The 2019-2020 Season Calendar has been distributed. The Safety and Security Committee is recommending that ORA stickers be placed on all motorized vehicles, Showing the lot # of the Owners. Renters would have a temporary tag issued them to hang from their mirror. The committee is willing to setup dates, times and location for Owners and Renters to get the necessary stickers or tags. They have also noticed illegal overnight parking in the Balmy Bathhouse lot on Carousel Ln, and suggests that Charles be contacted immediately to take care of this issue, if the Owner Does not move the vehicle than a towing warning must be enforced. A form letter signed by either Charles or Jim would be placed on the windshield of any overnight vehicle in all of our lots except the Center Lot which you must have a parking permit from the Office. The Committee is asking could we have additional Golf Cart parking at the River club. They are asking for parking spaces on the north side of Horizon LN. and Perhaps on the grass area next to Graingers lot on special Events. Jims response was

Item 10: Old Business: The seven Golf Carts that were purchased are all in service.

Item 11: New Business: A motion to purchase two Stor-it-all 38.5" utility cabinets at \$109.00 each and two 32" Prepac Elite utility cabinets at \$167.21 from Lowes for a total price of \$591.09 including tax was passed. A Motion to have the Nidy Co. install all new 10" tall fence post and fabric around the River and Center Tennis Courts for a total price of \$33,250.00 was passed. A Motion to transfer \$100,000.00 from the ORA Operation Account to the ORA Reserve Account into the following line items; \$11,000.00 HAVC, \$5,000.00 Court Resurfacing, \$34,000.00 Electric Box Inspection/repair, \$30,000.00 Contingency, \$5,000.00 Gate Open and Close, \$5,000.00 Tiki Huts and \$10,000.00 Golf Carts was passed. A Motion to contract with Angel Air & heat Inc. to install a new Trane 2.5 ton 14 seer Unit with 8 K W electric heat strip unit and a new Honeywell Digital Thermostat at the Dockside Bathhouse for an installed price of \$5,962.00 was passed. A Motion to contract with Angel Air & Heat, Inc. to replace the air-conditioning compressor and air handler at the Post Office/Card & Craft Room with a new Trane 3.5 ton 15.50 seer compressor and a new Trane 3.5 ton Hyperion Air Handler with 10 KW electric heat strip and a new Honeywell Programmable Thermostat for a complete installed price of \$6,300.00 was passed. A Motion to award a contract to L.H. Tanner Construction to replace the rotten fascia on Dockside Bathhouse with pressure treated sub-fascia, Using stainless steel fasteners over the entire area, cover this sub-fascia with new Pebble Stone Clay aluminum Fascia and install new pebble Stone Clay soffit at an installed price of \$7,000.00 was passed. A Motion to award a contract to Don Burrows Plastering and Stucco to remove the damaged stucco From Dockside Bathhouse, pressure wash the building, apply a bonding agent, fill areas where old wood vertical trim was removed and apply new stucco on the entire building for a total price of \$4,100.00 was passed. A Motion to award a contract to Gulfstream Painting of Brevard Inc. to caulk, prime one coat of Richard's Hot Stucco Primer and two coats of Richard's Eternity Satin Exterior paint on the Dockside Bathhouse for a total price of \$2,400.00 was passed.

Item 12: Items that the Board discussed. Jim talked about sealing the streets in the park starting in May, and is posting the schedule as to when each street is supposed to be done, and where Owners can park while their street is being done. That is the reason the ground water is turned off, because the roads have to be dry. Jim talked about the cost of buying bike racks, so he is building them himself for about \$ 600.00. Ed and Jay discussed the details of the proposed new gate excess system. The issue of illegally parked cars at the front parking lot, and being towed was discussed. The issue of the decaying electric pedestals was discussed and what is a proposed solution. CF mentioned that some Owners put on a luncheon for the Workers and the Board should thank them, which Jim said we definitely do that did.

Item 13: Correspondence: None

Item 14: Adjournment: Motion to adjourn was made by B. Houck seconded by T. Jackson

Item 15: Owners Forum: Owner 436 Pier Ln. asked if Rec. would consider putting on a function for the people who Work on the different events in the Park, Owner 412 Carousel Ln. asked for signage at the recycle areas as to what can be recycled, and what goes where, as people are putting garbage in these bins. Jim stated that some Owners just don't pay attention to the signs. Are there automatic timers on the lights at the Center

Tennis Courts. No. Owner 733 Carousel Ln. stated that with one of the new proposed gate access it could Automatically register each vehicle into the data base for vehicle identification.
Carousel Ln. Owner 3093 wants the Trampoline back that she gave away, Jim will ask the new Owner about the possibility.

Respectfully submitted

Stubby true Secretary,

Board of Directors