

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday January 12th 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, R. Glueck, B. Houck, J. Hopay, T. Jackson, E. Shirkey, S. True & D. Zumbro.

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

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

Item 5: Comments from the chair. Jim welcomed everyone to the 2019 Calendar year BOD Meeting and announced that we have 5 openings on the Board of Directors and 5 applicants so we will not have an election, and the Owners Meeting will be at 9:00 am and donuts will be served. Jim also mentioned that someone was in the Center Pool area with his dog that was dripping wet, this is a violation of our (no dogs in the pool areas) and the County Health Department rule. Disregard of this rule will result in the closure of the pools. We still have people parking on the grass along A1A, instead of at the end of Pier Lane which is only a few more steps and help preserve our beautiful grass area in front of our beautiful Park.

Item 6: Secretary's Report: Motion to accept the December 8th BOD Minutes was passed.

Item 7: Managers report: Charles reported that the bench at the Ocean walkway has been installed, the fence at the Balmy Bathhouse has been removed and a new one installed, the designated Common grass will have it's first treatment on the 28th of January. As of October 1, 305 work orders have been completed, 53 this month.

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 \$ 8,130.00 in the over 90 day past due category, for a grand total of \$ 8,130.00.

Item 9: Committee Reports: Long Range Planning Committee met and discussed Access and Security to the Park. They discussed the possibility of combination locks or key fobs to replace the gate cards and they are looking at different front entry designs. The Recreation Committee reported that all activities are running smoothly. Line dancing had 50 participants this week, Special Events has 22 events planned for this season. The Committee is still working on ticket sale options (times, dates) and having a committee to sell tickets Instead of individual function Hosts and the indoor and outdoor games are in full swing. The Welcoming Committee is hoping that the coffee and donut venue will be a good place for the new people in the Park get acquainted with the goings on in the Park. Ombudsman Committee: consisted of a request to have a Shower mat at the foot wash station; no because of a safety issue. Other issues are, Sand on the north side of the walkway to the Beach, will trees and bushes along south fence be replaced; No. The latch on the storage room at the Center Pool not working, River Pool Shower not working, is there a schedule for weed and feed; Yes.(Garage) on a Dockside lot, trespassers in the Park, ladies shower curtain not large enough, traffic mirror at Center Pool is loose, pets on other Owners lots, 6' leash rule and speed limits not being adhered to. ORA. Park Directory: Information is at the printers and Directories should be here for the Owners Meeting.

Item 10: Old Business: The tiki Huts are almost completed, the tables need to be repaired and netting installed.

Item 11: New Business: A motion to have the streets sealed at a price of \$24,586.00 was passed. A contract to have the Center Pool resurfaced for a price of \$27,200.00 was passed. The Revised Budget dated December 8th 2018 for the fiscal year beginning January 1, 2019, calling Unit Owner support in the monthly amount of

\$219.72 was passed. A Motion to purchase an ice maker for the Owners Lounge at a price of \$2,015.56 was passed. A Motion to purchase 5 Golf Carts at a price of \$17,655.00 was passed. A Motion to purchase netting to cover the Tiki Huts at a price of \$1,048.60 was passed.

Item 12: Items that the Board Members would like to discuss only. No Motions can be made. - none

Item 13: Correspondence: - none

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

Item 15: Owners Forum: Owner 267 Pier Ln. thanked the Owners for all their support while she was the Recreation Chairperson and are we going to weed and feed along the south Fence; yes. Owner 521 Galaxy Ln. thought The Workers should be assigned a certain Golf Cart. Owner 292 Carousel Ln. asked if we could look into buying John Deere carts. Owner 3232 Dockside Ln. asked if the pay scale was the reason Employees were leaving; Jim suggested, no. Owner 254 Horizon Ln. suggested the Front Gate Code needs changing.

Respectfully submitted

Stubby true Secretary,

Board of Directors