

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday March 9th 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, C. Jordan, E. Shirkey, & S. True

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 March 9th 2019 BOD Meeting and asked the Owners to go to the Office and get Stickers for their vehicles and golf carts in case there is an emergency That requires their vehicle to be moved, and the Office can get in contact with the owner. All bicycles and golf carts shall be operated within the Resort so as not to cause any hazard to the Park or pedestrians. Bicycles and or golf carts other than staff Carts are not permitted on any of the walkways.

Item 6: Secretary's Report: Motion to accept the January 12, 2019 BOD Minutes was passed.

Item 7: Managers report: Charles commented on Owners questioning as to why they are being denied additional pavers or concrete when other Owners appear to have more. His comment was I am only following County and ORA Rules. Owners are not monitoring where their dogs are relieving themselves. Charles has received complaints that dogs are going on other Owners property, and states this is unacceptable and all feces are to be picked up. Charles is requesting Owners come to the Office to verify emergency contact information of family members.

Item 8: Treasurer' Report: There is \$7,308.17 in the 31-60 past due category, there are no accounts in the 61-90 past due category. There is \$ 4,221.48 in the over 90 day past due category, for a grand total of \$ 11,529.65.

Item 9: Committee Reports: The Recreation Committee reported that all activities are running smoothly. The food Truck venue went over well. Purchasing new card tables was discussed. A Motion to purchase a hands free Mic. was passed. The Ticket Sales Committee is being well received. The Rec. Committee is looking for new Sponsors for next Season. The Pickle Ball Committee is asking for two tournament days for next season, and changing the way they handle the Pickle Balls, as they are disappearing. And a request for a suggestion Box being placed somewhere in the Park so Owners can express their thoughts on Activities. The Welcome Committee reports that it is busy. Ombudsman Committee: consists of an Owner praising Our Staff, Board Members parking in the Car Parking Spots and not stopping at stop signs. Can ORA Bylaws be updated? Only by Owner's vote. The Rules & Regulations would govern the Golf Cart parking Issue not the Bylaws. The Center Court lights are being fixed and the fence is a summer project. Can ORA funds be used to clean up the River Front. Jim is waiting response from Brevard County as what we can do. Golf Carts do not have to have insurance. Our Rules & Regulations state (only Two Dogs Per lot) not the Bylaws. Brooms are needed at the Center Tennis Courts.

Item 10: Old Business: The Motion to foreclose on Lot #307 ORA at Melbourne Beach was passed.

Item 11: New Business: A motion to accept the Frequently Asked Questions was passed. A Motion to approve all All of the Continuing Resolutions was passed. A Motion to reaffirm the Administrative Rules & Regulations was passed. A motion to reaffirm the Abridged version of the Rules & Regulations was passed. A Motion to Reaffirm the Hurricane Management Plan was passed. A Motion to transfer \$69,000.00 from the Operating Account from the Spectrum Signing Bonus to the Reserve Account in line items #9100 (\$39,000.00 Golf Carts) and #9050 (\$30,000.00 Fences) was passed. A to reimburse \$30,207.70 from the Merrill Lynch Reserve Account to the Operating Account was passed. A motion to purchase Five 2016 Carryall 500 gas Golf Carts at a price of \$24,342.50 including tax was passed. A Motion to purchase two 2019 Umax One gas Golf Carts from Gilbert Outdoors at a Price of \$15,514.00 including tax was passed.

A Motion to reimburse Frans Semplonius \$352.00 for one Shure hands free Mic. was defeated.

Item 12: Items that the Board Members would like to discuss only. No Motions can be made.

Item 13: Correspondence: A letter from Darlene Rubino asking the Board to clean up the River Front was read. A letter from Sharon Fodale asking the Board permission to plant a tree on her property was read and denied.

Item 14: Adjournment: Motion to adjourn was made by B. Houck seconded by R. Glueck.

Item 15: Owners Forum: Owners concerns, why are we buying used golf carts instead of new ones? The Board feels it is more economical to buy two-year-old ones for \$4,800 versus \$11,000 for new ones at this time. People outside the Park using our pools, is there any other income besides the Maintenance fees and the Spectrum bonus? No. Is there a map of where dogs can go, there is a map of all Common Areas at the Office. The doggie bag issue was brought up again, and Charles does not want his Staff subjected to dog poop and if there are large bags put in the compactor they would explode when compressed. The smell at the River was discussed at great length, Jim is waiting to here from the County as to what we can do.

Respectfully submitted

Stubby true Secretary,

Board of Directors