

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday December 7th 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, T. Jackson, 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 welcomed everyone to the December BOD meeting.

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

Item 7: Managers report: Charles' report consisted of four items: We are paying \$ 200.00 each time the Dumpster is hauled away. When People don't break down their cardboard Boxes we are paying to get rid of a lot of air. When Owners power wash or wash off their Driveways, the Owners are to let the debris dry then sweep it up. We have had incidents at the Front Gate that has caused Property damage. I am asking the Board to set forth a Policy stating that any incident with the Front Gate must be reported within 48 hrs of the incident. If the incident is not reported within 48hrs ORA is absolved of all responsibility. This is directed to everyone in the resort. In any situation whereby someone is observed that you feel is on the premises illegally, call 911 immediately. Do not hesitate. After calling 911 call Charles Gooding.

Item 8: Treasurer' Report: There are no accounts in the 31-60 past due category, there is \$5,888.99 in the 61-90 past due category. There is \$ 5,505.18 in the over 90 day past due category, For a grand total of \$ 11,394.17

Item 9: Committee Reports: The Safety & Security Committee: Ginnie hoped the hot pink Posters she had placed on the Bulletin Boards will have more response this year than last year. One Member is suggesting the Staff wear bright colored vest with their names so they can be easily identified. Another Member suggested that after a serious Storm Owners should be notified by e-mail rather than the ORA Web Site. This is already being done. Ginnie distributed copies of the FDOT'S plans for the A1A improvements for Crosswalks across the Highway. Recreation Committee: Michele reported that the Scheduled Events are being well attended, and Ticket Sales are going well. The new moveable Ticket Sales Cabinet has been purchased and working very well. Items brought up from the Owners that were discussed, how do you schedule a new Event, Community Events can only be posted on the Bulletin Board at the Rental Office. Ticket Sales Language, as well as assigned seating.

Item 10: Old Business: The Motion to award a contract to Landscape Design LLC to remodel the River Club Water Feature which includes 6 loads of stone, new plumbing and a new 5hp waterfall pump at a cost of \$24,380.00 was reaffirmed

Item 11: New Business: . A Motion to approve the Revised Budget dated December 7, 2019 for the Fiscal Year of the Association beginning January 1, 2020, calling for the Unit Owner support in the monthly amount of \$219.72 was passed. A motion to approve the Resolution for Budget Adoption dated December 7, 2019 for the fiscal year of the Association beginning January 1, 2020, calling for the Owner support in the amount of \$219.72 was passed. A Motion to contract American Fence to have 180' of 6' tall heavy grade galvanized chain link fence with black privacy slats installed along the ORA Maintenance Yard and replace 40' of top rail along the Ocean Fence for an installed price of \$6,940.00 was passed.

Item 12: Items that the Board discussed. Topics that were brought up were lights on the Flag, can owner of lot #107 regain ownership, (no), cardboard being thrown in the dumpster rather than being recycled, and Contractors not cleaning up after themselves.

Item 13: Correspondence: None

Item 14: Adjournment: Motion to adjourn was made by E. Shirkey seconded by J. Buchell

Item 15: Owners Forum: Owner: Lights on Horizon not working at certain places. And getting power for our Sprinkler system on horizon, and a lot on Dockside being a mess, kids on Golf Carts causing safety hazards, Toddlers in Hot tub, and paying taxes when we are a Not for profit Corporation.

Respectfully submitted

Stubby true Secretary,

Board of Directors