

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday November 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 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 mentioned that as of December 1st the Post office hours will be 9am to 11am. People should not Tailgate when coming through the Front Gate as it could cause damage to your car and the Gate. Owners have approached me wanting to add pavers to enlarge their Parking Space, and were told they can only have 1400 sq. Ft. of concrete max. Also people are buying Lots without considering how many vehicles or the length of their vehicle to park in front of their trailer and not protrude into the street. We will be placing Signs at our Common areas stating no overnight parking is allowed and violators will be towed.

Item 6: Secretary's report: Motion to accept the April 13th 2019 BOD Minutes was passed.

Item 7: Managers report: Charles' report consisted of, the road sealing project was completed in May, installation Of the new fencing at the Center and River Tennis Courts was completed in May, the Dockside Bathhouse Stucco and painting project was completed in May. The Center Pool and Spa was re-surfaced in June. The new Air Conditioner for the Post Office/ Card and Craft Room/and Main Laundry Room and Dockside Bathhouse was completed in June. The wooden fence around the Center Pool replaced with a new aluminum fence that matches the rest of the fences in the Park. The Main Laundry at the Card and Craft Room/ Post Office Building were remodeled in September. A new Air-Conditioner was installed in the Exercise Room along with painting the walls. The BOD Bulletin Board at the River Tennis Court was rebuilt, The Electrical Station at the Center Tennis Court was re-built; LED Floodlights were installed at the Shuffle Board Courts, as well as at the Dockside Bath House. The back Patio at the River Club was repainted. New Median Light LED Fixtures were installed by FP&L. CTS Electrical Company replaced 175 concrete post With 4x4 wood post covered with vinyl sleeves that were supplied by ORA.

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 \$ 5,545.18 in the over 90 day past due category, for a grand total of \$ 5,545.00.

Item 9: Committee Reports: The Recreation Committee approved \$200.00 for Christmas decorations at the River Club, New Year's Eve Party was added to the schedule, and Swig of Color was removed and Jazz Night has Moved from February to March. Ball Room Dancing and Line Dancing is questionable for this season. Ticket sales will begin on November Eighth for the season. The Recreation Meeting is starting at 9:00 AM Instead of 10:00 AM.

Item 10: Old Business: Motions that were passed this summer by the BOD were reaffirmed at this Meeting, to purchase 110 4x4x8', 40 4x4x12'treated post, 80 6' vinyl post covers, 110 4x4x8.33 vinyl post covers And 190 post caps at a delivered cost of \$6,216.60 from Lowes was reaffirmed. To award a contract to American Fence for 142' of 54" tall black picket fence to be installed around the Middle Pool at a Cost of \$6,689.00 was reaffirmed. To reimburse \$57,090.00 from the Merrill Lynch Reserve Account To the Operating Accounts, \$ 2,400.00 Gulfstream Painting/ \$21,440.00 Brevard Pools Resurfacing/ \$33,250.00 \$33,250.00 Nidy Corporation, Center& Middle Tennis Courts was reaffirmed. To contract with L.H. Tanner Construction Corp. to remodel the Main Laundry Room for a total price of \$18,868.23 was reaffirmed. To contract with CTS Electric, Inc. to replace 106 Meter Electric Post and 69 Satellite Post \$280.00per Meter Post and \$130.00 per Satellite Post for a total of \$38,650.00 was reaffirmed. To

Purchase a Hammerhead Pool Cleaner from Brevard Pools for a total price of \$1,950.00 was reaffirmed

- Item 11: New Business: A motion to move \$30,000.00 from line item #9065(Contingency) in the Reserve Account to Line item #9055(Infrastructure) in the Reserve Account was passed. A motion to reimburse \$85,762.29 from the Merrill Lynch Reserve Account to the Operating Account was passed. A Motion to purchase 20 white Ponza Armchairs for the Ocean pool from Sunbrite Outdoor Furniture at a cost of \$ 1,091.80 was passed
- Item 12: Items that the Board discussed. Jim informed us that an Owner of a lot on Galaxy Ln. were in arrears of \$3,337.27, after discussions with the Owners the Bill was paid. Lot 107 Pier Ln. is in arrears of \$5,420.00, We were going to foreclose on the property, but I stopped it because Sun Trust bank has a lean on The property for about \$169,000.00. Jim stated that there was no way that the property could be sold for that amount of money to pay the Bank and have enough left over to pay us. The Bank has walked away from the loan and the property is sitting in limbo, so we have decided to let Diane at the Rental Office rent the property until the Lot is sold to help recoup our money. Bill asked who is paying the taxes ? Jim said no one. Ray asked about the insurance. Jim answered the Rental Office is responsible. Jim brought up Water Feature at the River club. A company has proposed to rebuild it for a price of \$24,380.00. Jim also mentioned that he is not bringing it up for a Motion at this time due to there are a lot of sketchy details to work out. Jim showed the Board pictures of his proposed design. Jim and Charles are going to pursue this proposal further. C.F asked about the number of Electrical post being different on Charles's report, but he miss read it. C.F. also asked about the increase in labor cost, Jim explained minimum wages are increasing and in order to maintain employees we have to increase their wages. Also asked about the request of his, to have the logs of the Golf Carts distributed to the Board. Jim responded that he did not interpret it that way.
- Item 13: Correspondence: None
- Item 14: Adjournment: Motion to adjourn was made by B. Houck seconded by R. Glueck.
- Item 15: Owners Forum: Owner 612 Carousel Ln. asked about open seating verses assigned seating. Owner 3413 Dockside agrees the water Feature at River Club should be done. Owner 412 Carousel Ln. asked about the foam used around the Electric Post, Charles explained the process. Owner 436 Pier Ln. asked if we could use a pressure Water to Make the holes for the post. Not really. Owner 432 Carousel Ln. is concerned about the hedges at the intersections. Owner 836 Pier Ln. Ticket Sales seating issue should be a Board concern. Owner 362Carousel Ln. doesn't think the new ticket sales will work. Owner 525 talked about the ticket sales and mentioned that she had trouble finding a seat at an open seating function in the past . Owner 3392 Carousel Ln. wanted to know if the Water Feature change had to be approved by the Owners or can the Board make that decision, Jim explained it is up to the Board, as it is only a modification.

Respectfully submitted

Stubby true Secretary,

Board of Directors