

ORA at Melbourne Beach, Inc.
Board of Directors Meeting
Saturday, November 11, 2017
Club House
9:00 AM
Minutes

- Item 1: The Meeting was called to order by J. Day:
- Item 2: E, Begue, J. Bushell, J. Day , R. Glueck, J. Hopay, B. Houck, ,T. Korrie, & S. True, were present, and a Quorum was established.
- Item 3: The Meeting was posted per FL. Statues.
- Item 4: Only Owners were present except Manager Charles Gooding.
- Item 5: Comments from the Chair: J. Day welcomed the Owners to the 2017-2018 season BOD Meeting, Jim reminded Owners to fill out a request to speak if you wish to address an agenda Item, and we have a lot of business to address this morning.
- Item 6: Secretary's Report: The Motion to accept the minutes of the April 8th, 2017 BOD Meeting was passed.
- Item 7: Manager's Report: Charles requested the Owners inform Misty when they are having Contractors come into the Resort so he knows if they belong here. Also the work to be done conforms to our Documents. There are trucks coming into the Park that are too large to maneuver the streets and run over the curbs and grass. Charles mentioned that rumors get spread around too easily. Unauthorized personnel have been giving classes in the Exercise Room and Massage classes at the River Club. These types of activities need to be coordinated through the proper channels. Charles also stated Owners are responsible to maintain their shrubbery along the street. If they don't, the Park will have it done and they are responsible for the cost. Household garbage is to be out by 11:00 am to be picked up by 11:30. There are times when the Crew is late doing this due to emergencies. And Owners feel they have all day to put out their trash, and it sits there all night for animals to get into. Charles read two Documents that refer to service animals , one was ORA rules & Regulations stating no pets in any ORA Buildings and The River Club Area. The other was from Disability Rights of Florida, stating all service Animals must have proper training to assist their Owners and a Doctor's Note does not qualify them to be a service animal.
- Item 8: Treasurer's Report: There are no accounts in the 31-60 day. There are no accounts in the 61- 90 day and \$ 440.81 in the over 90 day for a total of \$ 440.81
- Item 9: Committee Reports: There were no Committee reports.

Item 10: Old Business: Jim spoke about the new benches and the landscaping at the Shuffle Board Courts. A Motion to repair the sink hole at the Ruda's for a cost of \$4,900.00 was reaffirmed. A motion passed this summer to replace the Spa gas heater at a cost of \$ 4,342.00 was reaffirmed. A motion to purchase decorative blocks for the River Tennis Court at a cost of \$ 1,516.86 was reaffirmed. A motion to purchase fifty solid 4x4 composite posts for a cost of \$1,542.66 was reaffirmed. Jim spoke about the updates at the River Club, (new grass the blocks around the Shuffle Board Court and Shrubs). Jim thanked Ray for overseeing the projects this summer. The fresh water valve project has been stopped due to Contractor issues.

Item 11: New Business: A motion to repair the River Club Building at a cost not to exceed \$ 61,936.00 was passed. A motion to replace the ORA Storm Drainage Pipes at a cost not exceed \$ 600,000.00 was past. A motion to purchase 4 AEDs failed. A motion to purchase 2 AEDs, one at the Clubhouse & one at the River Club was presented instead, at a cost not to exceed \$ 3,000.00 Passed. The results of the Budget Meeting were presented by Jim, an increase of \$5.53 is for the operating cost and \$7.24 over 10 years will be for the Storm Drain project, pay back. A motion to transfer \$ 76,682.41 from the Merrill Lynch Reserve Account to the Operating Account was passed. A motion to approve a Resolution of the BOD Hereby Establishing Policies and Procedures for the use of all ORA Facilities which states only Owners & Renters may use ORA Facilities on a regular basis was passed. A motion to send a ballot to the Owners asking to borrow

\$ 500,000.00 from the Roadways line Item #9005 to line item # 9055 Infrastructure, to replace the Storm Drains and change the Screen Room kick panel height from 16" to 24"was passed.

Item 12: Items that the BOD would like to discuss: Jim mentioned the River Pool Deck will have to be replace in the near future. And the pump house roof needs repair also. Evie brought up the issue of who is responsible for the damage to the front gate. Jim stated it has been resolved through the Rental Office.

Item 13: Correspondence: A letter from Owner 760 Galaxy Ln. asking to remove two Palm trees and replacing them with two new ones was granted.

Item 14: Adjournment: The Meeting was adjourned by B. Houck 2nd by T. Korrie

Item 15: Open Forum for Owners" Owner 216 Pier Ln. stated that golf carts need to obey the speed limits in the Park and talked about the possibility of adding more Pickle Ball courts to the Ocean Tennis Court. A tentative meeting with the tennis players is being scheduled. Charles led the Owners in the pledge of allegiance to the Flag. Owner 367 Pier Ln. applauded the BOD.

Owner 3232 Dockside inquired about the lighting at the entrance, Charles responded that we are having trouble with the wiring. Owner 870 Galaxy Ln. asked if a gas fireplace could be installed in the River Club. Response was, it is not feasible. Owner 490 Galaxy Ln. stated some screen rooms have solid vinyl for windows and asked if they could put in Plexiglas, Jim responded as it is against the rules, he cannot give permission. Owner 292 Carousel Ln. inquired about the washing machines. Charles stated that they are installing new ones. Charles also discussed the issue of the TV boxes whether they will be free next year or we have to pay for them, Charles doesn't know as our contract ends in January.

Respectfully submitted,

Stubby True, Secretary
Board of Directors

cc: Directors (9), Manager (1), File (1), Minute Book (1), Post #1, #2, #3