

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Tuesday December 19, 2023

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, S. Heppner, J. Hopay, T. Jackson, c. Janiak, C. Jordan, and S. True.

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

Item 4: All were Owners.

Item 5: Comments from the chair. Jim welcomed the Owners to the BOD Meeting

Item 6: Secretary's report: Motion to accept the November 11th BOD Minutes was passed.

Item 7: Managers report: Charles's report consisted of rebuilding the bridges at the River Club, repairing the Electrical supply to the Waterfall and there was a naked man in the hot tub.

Item 8: Treasurer' Report: There is \$4,070.12 in the 31-60 past due category, there is \$228.32 in the 61-90 past due category. There is \$ 7,242.82 in the over 90 day past due category, for a grand total of \$ 11,541.26.

Item 9: Committee Reports: Recreation Members in attendance: Shirkey, Yurchak, Janiak, Day, Nolan, Anderson, Bunnell, Barkley, Cederlund, Petrie, Rubino, Neis, McAuliffe Members we missed: Thompson, Dubas Committee reports: Mary reported as of end of November we had a balance in the account of \$896.23. Michele reported that the christmas light donation fund was a success. Just over \$600 collected for 1400 plus feet of lights! Many thanks to Shane (and Bethany) for decorating our common buildings making them look festive. Bill reported that there was some vandalism in our AV/tec equipment at the river club. All is repaired. All systems at river club and at clubhouse are ready to go. Greta reported the pantry is stocked thru January. Bert shared that bingo and sandbag baseball will be starting the first week of January. Bethann reported that line dancing and zumba will begin first week of January. Cheri reported that the special events committee will be meeting soon to discuss upcoming events. Ginni reported via e-mail that the library has been cleaned and is up and running. Gail and Sherrie will be getting new owners list from Ben and will begin making visits. Linda reported that the ticket sales committee has started to sell January tickets. A steady flow of buyers has come. Cheryl asked for feedback on the new bulletin format and for any suggestions. Members reported that they had heard good things about the new format. Dave shared upcoming food truck info for Tuesday and that he has also been in contact with other possible vendors to bring us more of a variety. Kelly reported that she is keeping up with event postings on our rec page and on the friends of ORA page. Michele shared the following changes to the master calendar: Delete Tea in the Park, change the date of the magic show to February 19th, and stretch will be held on Mondays and Fridays and chair yoga on Wednesdays and Saturdays starting in January. Upcoming events were discussed. Santa and his "sleigh" are all set for the parade on Tuesday. Committee members will help set up tables at river club at 3pm. Gail, Sherrie, Mary, and Cheri will set up cocoa and cookie table (Michele will purchase cocoa and cookies and gather supplies from pantry). The committee voted to order 50 ORA tumblers to sell. If more is needed they can be ordered with a 10 day turn around. ORA shirt orders will be out in January. Corn hole was a suggestion from last year- committee wondered if there was still interest. Dave will check it out. Meeting adjourned. Next meeting January 10th.

Item 10: Old Business: None

Item 11: New Business: A motion to approve the revised Budget dated December 19th. 2023 for the fiscal year of the Association beginning January 1, 2024, calling for the Unit Owner support in the monthly amount of \$255.02 was passed.

Item 12: Items that the Board discussed. Jim read letters from Kelly regarding the Elections. ED talked about equipment in the Exercise Room, and the fence On the south side of Pier Ln. needing repair.

Jhk,gItem 13: Correspondence: None

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

Item 15: Owners Forum: Owner 525 spoke about what is going on with the past Election. Owner 3413 stated that he has been coming here for 37 years and has never one violation. His complaint is with a Staff member using the Parks equipment to do odd jobs for Owners. And he accused Charles of accepting money for doing landscaping. Owner Praised the Park for being in such great shape. Owner 3093 talked about the election over sights.

Respectfully submitted

Stubby true Secretary,

Board of Directors