

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday January 13, 2024

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, E. Shirkey 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 and stated: Please keep in mind that these Directors are all volunteers. We are all human and will occasionally make mistakes. But we all have one thing in common and that is we all have the best interests of the Park at Heart. Personally, I would to thank all of you Owners for allowing me to have the privilege of serving you for the past 18 years.

Item 6: Secretary's report: Motion to accept the December 19th BOD Minutes was passed. A Motion to accept the December 22nd BOD Minutes was passed.

Item 7: Managers report: Charles was absent. Jim mentioned that the Owners are being aware of the signs at the Dumpster, No Cardboard and when it is full. We are \$30,000 dollars over budget last year.

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 \$13,120.90 in the over 90 day past due category, for a grand total of \$ 13,120.90.

Item 9: Committee Reports: Recreation report attached : **Recreation Committee Minutes~~January 10, 2024**

Members Present: Michele Shirkey, Chair; Mary Yurchak, Ginnie Dubas, Cheryl Janiak, Lynn Thompson, Linda Nolan, Gail Bunnell, Bert Barkley, Beth Anne Neis, Kellie McAuliffe Minutes from last meeting were approved. **Treasurer's Report~~None forthcoming at this meeting. COMMITTEE REPORTS: FACILITY PLANNER: Greta Day has stepped down from her duties as Facility Planner and Pantry Storage. Michele is looking for someone to fill this position. The committee appreciates all her hard work. AV TECH: In his absence, Bill sent a note to Michele stating that all is good. February meeting he plans to make a request for a couple purchases. THE ARTS: Lynn reported that there are many good members in the group this year. An issue arose concerning two people wanting to teach two similar classes. It was agreed that, as long as the actual crafts produce different finished products, it should be fine. OUTDOOR GAMES: Chick Koski made a request of the committee to purchase some extra pickle ball balls for general use. After discussion, the committee agreed to spend up to \$50 for new balls. Ginnie volunteered to print "ORA REC" on each ball with permanent marker. INDOOR GAMES: Bert reported that the first Bingo of the season had 106 people in attendance. Sandbag had 30 attend on its first day. She would like to start an indoor Rummicube group for those who prefer just playing games. EXERCISE: BethAnne reported line dance and Zumba classes are up and running, and well-attended. SPECIAL EVENTS: In Cheri's absence, Michele reported that the committee met this past Monday, and have many new programs planned for the season. All are listed in the new calendar. PARTY PLANNER: Dolly True gave up her position as head of this committee, so this position also needs to be filled. Ginnie has volunteered to give it a go. LIBRARY: Ginnie said the Library is in good condition. WELCOME COMMITTEE: Gail reported that they're having a difficult time trying to get names of new owners coming into the park. It was suggested that she check with the ORA post office as they may have some additional information. Apparently, fewer new owners have moved into ORA this year. TICKET SALES: Linda reported that as of this meeting, there were only 11 Rock n Roll Dance tickets left, and she expects the rest to be sold tonight. She's still waiting for further info on the Jungle Cruise. BOARD LIAISON: Cheryl said all is going well; the calendar for next week must be given to Ben today. FOOD TRUCKS: Dave had told Michele that he's trying to get some new food truck varieties into the park. SOCIAL MEDIA: Kellie said there was a good response to the ORA tumblers being sold for \$15 each. She'll also have some extras to sell. She tries to post Facebook info in**

advance, and welcomes owners to add posts of their own. **REVIEW OF CALENDAR:** Michele reported that the **ORA Nightclub event has been canceled. Also, there are additions to Monday evening programs. She updated calendar changes in general. OLD BUSINESS:** A kind couple in ORA has donated a cornhole set and is making it ready for use. Also, Gail is trying to get a speaker to come into the park to address Alzheimers and the symptoms that may indicate the possibility of this disease. Michele announced that the ORA shirt orders have been printed and are due back by January 26th. The new banners in the park have been installed by a dedicated crew and look great. **Next meeting is February 7 at 10:00 in the River Club. Respectfully submitted, Ginnie Dubas 1/11/24**

Ombudsman Committee Meeting Minutes, January 4th, 2024, Owner #1-People from outside O.R.A. are using the ocean courts for Pickleball (witnessed from the new Harbor Beach Resort). Can we add a lock and use the "Beach Key" to open it? We can leave a key at the Ebb Tide for them to use. Board Response: A new gate for the tennis court with a locking pad would have to be built by the fence company. I don't think the frequency of outsiders using our pickleball court warrants this action.

Owner #2- What is the status of the legal matters pertaining to our Resort/and or the Board of Directors? Board Response: We have been ordered by the Chief Arbitrator of the State to pay the McAuliffe's reasonable costs and attorney fees. Since our attorney's fee A little over \$2,800.00 and the McAuliffes are requesting \$19,145.70, we didn't feel that to be reasonable. Consequently, this matter has been referred back to the Chief Arbitrator for his decision on what is reasonable.

Owner #3-Is there WiFi in the Clubhouse and Fitness center? Are they available and working for residents? Board Response: Yes

Owner #4-What is the update on site Number 630 Galaxy Lane? Board Response: It's in the final stages for foreclosure.

Owner #5-Why is there no Outdoor Activity representative on the Recreation Committee? Seems to be necessary for scheduling. Board Response: We do not know. That's up to the Re Committee.

Owner #6-Can you please attach a photo to the Board of Director's resumes? Board Response: No. Resumes are limited to one page and a picture would be up to the candidate.

Owner #7-Have we sprayed for mosquitos? They seem to be bad. Board Response: The county takes care of spraying.

Owner # 8- Please encourage people to clear any standing water on their lot to prevent mosquitoes hatching. Board Response: I'm not sure of what you are referring too or how this could be accomplished.

Owner #9-Stop signs need attention. Some need to be higher due to vegetation or parked cars. Board Response: Charles will address this.

Owner #10-Can cameras be attached to stop signs and send out violations to those that do not stop? Board Response: No.

Owner #11-There seem to be more dogs that are not on a leash. Please keep your dog on a leash! Board Response: The Board totally agrees and has stated this numerous times in the past.

Owner #12- Is there a large capacity washing machine in the laundry by the Post Office? (note: I looked and there is a front-loading Maytag-not sure if that qualifies) Board Response: That's the largest machine we have.

Meeting adjourned: Jeri Tieben, seconded by Ron Cox

Item 10: Old Business: None

Item 11: New Business: A Motion to reimburse \$ 27,863.00 from the Merrill Lynch Reserve Account into the Operating Account was passed. A Motion to purchase ten Omega Lounges for the River Pool from Sunbrite Outdoor Furniture for a total price including shipping and tax of \$ 2,902.13 was passed. A Motion to approve the revised Resolution of the Board of Directors dated January 13, 2024, Hereby Establishing Policies and Procedures for the inspection of Corporate Books and Records, was passed.

Item 12: Items that the Board discussed. Jim discussed the issues with the insurance company, they will only cover the Clubhouse and the River Club buildings. We had to have the buildings appraised for the insurance co. The cost to replace the Clubhouse is \$ 2,000.000, to replace the roof is \$200.000.00. The River Club is \$1,000.000.00 and \$100,000.00 to replace the roof.

Item 13: Correspondence: None

Item 14: Adjournment: Motion to adjourn was made by J. Buchell, seconded by Tom Jackson

Item 15: Owners Forum: Owner 697 stated that one of the worst things to be established in ORA is the ORA Friends And Family Facebook site. By virtue of having ORA in the title of this site, some believe this to be an official ORA site, despite a disclaimer. It is very disruptive and controversial. It's a site where if a person posts something that if it is against the administrator' position, the post is removed and in a lot of cases people are blocked and removed from the site. One or two Administrators should not have this ability. Also, our dirty laundry is discussed for all to see. This presents a picture of a very disgruntled and unhappy Community. Our reputation is being damaged. I have gotten a report of one person wishing to buy in

ORA but after reading what is being said on this Facebook Page that person has changed his mind, stating that he doesn't want to be a part of such an unfriendly community. We have an ORA Rec. Site and an official ORA Facebook Site administrated by Ben at the Condo Office where only official notices are posted. No personal comments or positions are allowed. Owner 733 stated she has been an Owner since 2005 and every year when we come back it's been wonderful, except for this year with all of the turmoil Going on in the Park, it just sickens me that one or two people can disrupt this beautiful Park. She also stated that a friend of hers lives in a park that higher fees with no amenities' and the Board of Directors don't have to pay any maintenance fees. I think we need to show our support for this Board, and ask that every one of you through your hat back into the ring. Jim stated that we won't give an answer this minute but after this tremendous response we will consider it. Owner 741 stated that this Park has evolved from a dirt road campground to this beautiful place. We want to bring our family and our friends here to enjoy all of the amenities, just look at all of the nonresidents that come in here to enjoy our amenities. This transition from a campground to what we have now has not been easy. We need to come together and resolve these issues. We need to get behind the Board and move forward. Owner 721 stated what he has to go through to do his insurance and tax papers, and can't imagine the time it takes to run this Park. Years ago I would see Jim and his colleagues with hammers, saws and other tools repairing and remodeling our Condo Office, trying to keeping the Maintenance fees down. Owner 674 stated we love this place. He asked Dave Rabino to shut his camera off. Owner 612 praised Jim. Owner 476 said if you don't like it leave. Owner 456 has been here 30 years now I like what Jim has done. Jim said it's not about me it's about the Board without all of us this would not be accomplished. Owner 586 asked if the documents could not be scanned, Jim stated the way the statements are stapled together it would be more difficult. One Owner asked Jim if he had a personal life other than ORA, Jim replied it keeps him out of the bars and chasing strange women. Owner 585 is concerned about the fast cars in the Park. Owner 855 commented on the cost of the internet and Phone was around \$100.00 and now it less than \$40.00, and now I can take my wife out to dinner once a Month. Owner 751 stated he wants everyone to have a smile on their face and work together. Owner 294 stated that we have not had an assessment in since 2007 because of this Board. Owner 3403 stated her husband made the new Ballot Boxes and had them shipped to here. She heard Jim was retiring but doesn't want him to retire, this Board is amazing, Relieve this drama. Jim thanked the Owners for coming and supporting us.

Respectfully submitted

Stubby true Secretary,

Board of Directors