

# ORA AT MELBOURNE BEACH, INC

## BOARD OF DIRECTORS MEETING

Saturday November 11<sup>th</sup> 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, C. Janiak, 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. Welcome to the first Board Meeting of the 2023 – 2024 season. I hope that everyone had a good summer. We have been busy this summer. All new windows have been installed in the bathhouses and in the axillary laundry rooms. Balmy laundry room and Dockside laundry room have been remodeled. Termites were discovered in the Dockside Bathhouse building which was then tented and treated. As you know, the same was just done to the Post Office/Card and Craft Room building. The Ocean Pool was resurfaced. Part of the north section of Spa Lane was cut open to repair the leaking drainpipe under the road. The ground on the southeast side of the River Club next to Ron and Donna Granger's trailer was dug open to repair a leak in the drainpipe and then to fill the sink hole that had developed. Numerous repairs had to be made to repair wires cut by a vandal (front entrance lights, River Club internet, TV wires and air conditioner thermostat wires and sprinkler control wires to trailers on the east side of the post office). All this in addition to the routine maintenance of the Park and any other problems that popped up. Also, we have a continuing problem regarding our construction dumpster by the Condo Office. Owners are continuing to place cardboard boxes, not broken down, in this dumpster. Furniture and mattresses are also being thrown on top of other items. This creates voids which necessitates emptying the dumpster more frequently at a cost of approximately \$1,200.00 each pull. Our trash removal costs have sky rocketed. No cardboard boxes are allowed in this dumpster. Any mattress or piece of furniture must be placed in the bottom or along the side of an empty dumpster. If the dumpster is full, you must see Charles for instructions on where to place these items. Finally, let me give you an update on the legal action taken against the Park in regards to the February 2023 BOD Election. Due to not giving 60 days' notice of the election and posting but not sending out an agenda, the State Arbitrator ruled against us and ordered us to pay "reasonable costs and attorney's fees", to void the election, to hold another election and to hire an outside monitor (at a cost of \$2,000.00) to supervise this new election. Also 33 ballots were discovered unopened. The Petitioners have requested \$19,145.70 which is more than six times our legal fees of \$3,000.00. Therefore, we have told the Petitioners to file a Motion to send this matter back to the Arbitrator to determine what are "reasonable costs and attorney's fees". Now we wait.

Item 6: Secretary's report: A Motion to accept the June 14<sup>th</sup> 2023 BOD Minutes was passed, as well as the April 8<sup>th</sup> 2023 BOD Meeting Minutes were passed.

Item 7: Managers report Dry rot termites were detected in the Dockside restroom. Verbal consultation with local pesticide companies and on-line research was done to determine the best course of action in this situation. The only option to rectify the situation was to tent and fumigate the entire building. Terminex, a termite eradication company, was chosen to perform the operation.

2. Approximately two weeks after the Dockside fumigation was complete, dry rot termites were discovered at the ORA Card and Craft Room. Terminex, again, performed the operation of tenting and fumigation.

3. A complete termite investigation has been done on all remaining ORA common buildings. No evidence of termites was discovered at the time of the investigation.

4. The two buildings that were treated are guaranteed to be free of termites for a period of one year. After the one year time period expires, a yearly termite preventive contract has been put into place with Terminex to order to prevent this situation from occurring in the future.

5. The railings leading from the Ocean Pool Complex to the beach were covered with sheets of concrete board commonly known as HardiBoard. The installation of the HardiBoard was done because Tropical Storm Fay in 2008 destroyed the ORA beach access. After fifteen years of exposure to the harsh salt environment, vandalism, and two infestations of wild honey bees, removal of the remaining HardiBoard became necessary. In its place, five quarter planking was installed. The right side of the second set of steps still has the HardiBoard sheets. To replace this section, a large amount of the sand dune would have to be excavated. Due to the dunes being protected by Federal Law, it is my opinion it will not be prudent for ORA to replace the HardiBoard at this time. The railings along the main boardwalk did not have HardiBoard originally installed. Currently, those railings remain open to sand encroachment. ORA has the intention of covering those railings with five quarter planking at a future date.
6. The Ocean Pool was re-plastered by Brevard Pool. A sub-contractor was hired by Brevard Pool to plaster the pool. After the plaster was installed, the pool was filled. Due to the newness of the plaster, the water color was that of milky blue. That aspect of the process was to be expected. Water filtration removes the plaster dust. The ORA Certified Pool Operator, Mr. Shane Ray, brushes the sides of the pool, which causes the water to collect more plaster dust that has to be filtered. As the water regained clarity, a section of pool bottom could be seen before the daily brushing commenced. Several pieces of excess plaster were discovered in the pool. Also, the plastering company had re-installed the pool lights with the wrong directional alignment. Brevard Pool was contacted regarding these two items. Brevard Pool came this week and remedied both items. ORA is now waiting for the pool water to achieve full clarity. By Florida State Law, the main drain must be visible and remain visible from the pool deck for a pool to be opened. Along with water clarity being a factor, there is a cure time for the plaster before the pool may be vacuumed. A four week wait period is required. Any vacuuming done during this wait period will cause stripes in the plaster finish from the vacuum wheels rolling over the surface. The time period is set to expire November 21. This information was not conveyed until after completion of the project. The pool company that plastered the pool 12 years ago relayed no such information to us. The pool was filled, water filtrated, and opened. While the pool was being prepped for the new plaster this time, 80 – 90 voids were found where the plaster had not adhered to the pool walls. Following the direction of Brevard Pool as to the care and maintenance of the new plaster, we hope to avoid any damage to the plaster. As a side note, Brevard Pool was not the installer 12 years ago.
7. The entire Ocean Pool Complex will remain locked during this water filtration / plaster curing process. ORA realizes this is a hindrance to anyone wishing to use the restrooms or anyone who wants to sit on the gazebo that overlooks the ocean. However, this closure is necessary. Usage of the pool is strictly prohibited. It is not possible to monitor the pool area around the clock to insure no one enters the pool.
8. Two table racks have been purchased for the ORA Clubhouse. These racks contain the long tables used for bingo, breakfasts, luncheons, etc. The purchase of these racks was brought about due to the previous manner of transporting the tables from the storage area to the place of usage. There was a habit of sliding the tables along the floor, instead of lifting and carrying the tables. The sliding action caused the sides of the tables to become discolored. The majority of this discoloration has been removed. It is asked that anyone setting up the tables, ORA Staff included, will no longer slide the tables along the floor. Rather, roll the rack to set up area and remove the tables as needed.
9. Earlier this year, the ORA Board of Directors authorized the purchase of an industrial walk behind floor scrubber. The purchase was completed this summer past. The decision for this purchase was made based on the knowledge of the ORA Clubhouse and River Club tile floors were being mopped by hand and not achieving the cleanliness ORA desired. I am pleased to report the scrubber is a phenomenal machine.
10. A set of steps have been installed next to the River Boardwalk for the convenience of kayakers and fisherpersons. A section of the steps are continuously submerged. Naturally, algae accumulates on the steps. A hard bristle brush is positioned next to the steps. The brush is placed there for the convenience of cleaning algae. The brush will not remove all of the algae. It should remove enough to make the usage of the steps safer. Please report to the office if the brush is missing. This request is made because one brush has already

been removed by someone.

11. All bathhouse, small laundry room, and Condo Office windows have been replaced. The old windows were original to ORA. Installed in 1980. The framework had been painted over several times. To put it bluntly, they were ugly.
12. The small laundry room located at Balmy Bathhouse and Dockside have been completely remodeled. They both mirror the configuration of the Clubhouse small laundry.
13. Ben DiFranco, the ORA Office Administrator, has set up a Facebook page for informational purposes. He announces when the water will be off for repairs, projects around the Park, etc. I report this for those who are not a member of his Facebook group. In order to join his page, please go to Facebook and search a group called ORA Owners and request membership. The above addresses the main actions of ORA this past summer. These actions were done in concordance with the daily maintenance operations of ORA. I thank the ORA Staff for their work. Speaking for the entire Staff, we thank the ORA Owners for allowing us to serve you.

Item 8: Treasurer's Report: There is \$ 1,625.89 in the 31-60 past due category. There are no accounts in the 61-90 past due category. There is \$ 7,084.47 in the 90 day past due category, for a grand total of \$ 8,710.47

Item 9: Committee Reports: None

Item 10: Old Business: A Motion to award a contract to Meticulous Hardscapes to excavate and repair the broken Drain pipe on the southeast side of the River Club. Upon completion of the repair, the sink hole will be filled, and the area will be resodded for a total price of \$ 7,800.00 was reaffirmed. A Motion to purchase 36 Pella vinyl single hung impact resistant windows from Lowes for A price of \$ 17,873.70 and to contract East Coast Home Works to install these windows for a total installed price of \$34,873.70 was passed. A Motion to contract Brevard Pools to resurface the Ocean Pool with Gem Finish, install new 2"x6" scum gutter tile, install new main and gutter grates and install new non-skid tiles on step edges for a total price of \$ 27,685.00 plus roughly \$ 500.00 for permits was passed. A Motion to purchase a new Ice Kube Air/ Dice 515 lb. ice machine head from Katom Restaurant Supply Inc. for a total delivered price of \$ 3,426.30 was passed.

Item 11: New Business: A Motion to reimburse \$ 69,755.78 from the Merrill Lynch Reserve Account into the Operating Account was passed.

Item 12: Items that the Board discussed:

Item 13: Correspondence: None

Item 14: Adjournment: Motion to adjourn was made by Ed seconded by John.

Item 15: Owners Forum: Owner lot # 3092 the floors look good, the boat ramp looks good and is not slippery and thanked the BOD. Lot Owner # 340 mentioned the lights being left on. Lot Owner # 586 suggested motion spencer's, Jim stated that if there is no movement the lights go off. Lot Owner 702 asked about the Vandals cutting wires, Charles stated the police were called. Lot Owner #216 stated that he does not feel safe in the park at night. Lot Owner 126 suggests putting the one car at a time sign on the gate arm. Lot Owner #525 asked if we put a cover over the dumpster when it is full, Jim said they would put their stuff on top of the cover. Lot Owner 407 asked if we get discounts at stores we buy from. Jim stated we have an LAR account which gives us 5%, but I have a 10% military card that I use when I can.

Respectfully submitted

Stubby True Secretary,

Board of Directors