

ORA AT MELBOURNE BEACH, INC

BOARD OF DIRECTORS MEETING

Saturday April 9th 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, C. Cederlund, J. Day, R. Duke, J. Hopay, B. Houck, T. Jackson, A. Ricker, 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 introduced our new Members, Cheri Cederlund as our new Vice President, Mr. Ray Duke, Mr. Art Ricker and Mr. Bill Houck. Jim also mentioned that on Tuesday the 12th at 4:00 PM we have a special closed Board Meeting at the Office, with our Insurance Company Attorney to discuss Kelly McAuliffe verses ORA.

Item 6: Secretary's report: Motion to accept the January 13th 2024 BOD Minutes was passed.

Item 7: Managers report: The Managers Report had 10 topics, I have been putting information on our Face Book Page as to what is happening in the Park. # 1. The Ocean Pool heater was turned up to 94 degrees last Week causing \$500.00 damages. # 2. The Spa Heater is broken and needs replacement. # 3. pool and Spa close hours are 10:00 Pm. # 4. The Front Gate was broken due to someone not observing the one vehicle at a time. # 5 Dog crap is not being disposed of in the proper places. # 6. People are leaving non recycling items at the recycling areas. #7. When the dumpster is full do not anything else in it, take it back home. # 9. only metal in the metal area, no tires except golf tires. # 10. Trash needs to be put out by 11: 00 AM No later. # 12. Charles is to bring pool lights requirements to the next Board Meeting.

Item 8: Treasurer's Report: There is \$5,497.99 in the 31-60 past due category. There is \$9,303.69 in the 61-90 past due category. There is \$14,801.68 in the 90 day past due category, for a grand total of \$14,801.68.

Item 9: Committee Reports: ORA Committee Meeting, February 29th, 2024

I. Meeting called to order at 1:00 P.M. Card and Craft Room

II. Roll Call-Anne Cassidy, Chairperson, Jeri Tieben-committee member and secretary, Ron Cox, Jim Nolan, Tom Jackson-Board of Director's Liaison, Charles Gooding-O.R.A. manager (excused)

III. Was the meeting posted? Yes

IV. Purpose of the meeting-to give owners an opportunity to ask questions, express concerns, make recommendations, and give compliments.

V. Functions: Act in an advisory capacity to the Board of Directors in matters concerning the residents of the Resort and to communicate in writing with the liaison to the manager.

a) Reporting grievances of the residents.

b) Reporting ideas for improvement of the Park and its facilities presented by the residents.

c) To communicate in writing through the Board liaison items concerning maintenance, rules, grounds, and any other matter affecting the residents of the Resort.

Committee actions are subject to approval by the Board of Directors.

Owner #1-The small gate at the entrance to the park is closed by 3:30 every day and all weekend.

This does not keep pedestrians, bikes, or motorcycles out as they can easily go around the small gate. Why is this locked, and can we consider leaving it open?

BOD Response Owner #2-The microphones at our Board of Directors Meeting don't work well. Can we get ones that work better?

BOD Response Owner #3- People are reserving chairs at the pools by putting towels on them in the morning, but not

using them until the afternoon. This does not seem fair. What can be done to stop this?

BOD ResponseOwner #4-When is the fence on the south side going to be worked on?

BOD ResponseOwner #5-Can we get a report on the Recreation budget? How does it work and how much money is there?

BOD ResponseOwner #6-Are RV's allowed on a site with a trailer on it already? There are 2 lots that have RV's on them with a trailer on the site already-the one on Carousel is occupied and hooked up to electricity.

The one on Galaxy is too big for the site and is parking their car at the tennis court lot.

BOD ResponseOwner #7-There is a car parked in the Clubhouse or center tennis court parking lot often and frequently overnight. This takes away from parking for events. There are other vehicles parking in lots and not using their site for their vehicle. Can we remedy these issues?

BOD ResponseOwner #8-Last Saturday night one of the Food Trucks didn't leave until 8:00 P.M. The trucks were there from 4-6, so they should not have been there that late. It took away parking for the Bingo group. Can this be remedied?

BOD Response-

Owner #9-Contractors should be taking away concrete and other debris when working on a site, not putting it in the construction dumpster. Correct?

BOD ResponseOwner #10-Is it possible to get the recycling truck to come twice a week during the high season?

How can we "encourage" people to break down the boxes?

BOD ResponseOwner #11-The Health Inspector was in the park a few years ago and saw that garbage was still out at 4 P.M. The County says it should be picked up by 11:00 A.M. Do we need to add another worker for the weekends to speed up the process?

BOD ResponseOwner #12-Can we get the pools cleaned over the weekend?

BOD Response-

Item 10: Old Business: None.

Item 11: New Business: Motion to approve the Frequently Asked Questions was passed. The Motion to approve all of the Continuing Resolutions was passed. The Motion to Reaffirm the Administrative Rules and Regulations was passed. The Motion to Reaffirm the Abridged version of the Rules and Regulations was passed and the Motion to Reaffirm the Hurricane Management Plan was passed. A motion to award a contract to Adrian Turnbaugh Construction Inc. for the paving of the parking area at the east end of the Clubhouse for a price of \$9,800.00 was passed. A Motion to purchase a new heater for the Spa at a price not to exceed \$ 5,800.00 was passed.

Item 12: Items that the Board discussed: Tom talked about hiring a firm to do the Election next year. Jim stated that he has put together a new Election Committee and would like to wait until next fall to see what transpires until then to make a decision. Art brought up the issue of new Owner's not knowing the rules on they can do or not do, such as having two RVs on a lot. Jim stated the Rec. Committee has a welcome Committee to inform new Owners. Jay stated that the Real a state agent is supposed to give them the Documents.

Item 13: Correspondence: None

Item 14: Adjournment: Motion to adjourn was made by Bill Houck seconded by Tom Jackson.

Item 15: Owners Forum: Owner 527 asked how much it cost us for the last Election verses hiring someone to do it for us. Jim stated it cost us roughly \$ 10, 000. Had we known that our insurance would cover us. Owner 907 is in favor of having an outside firm handle the next Election, and asked what are we dumping in to the river. Owner 775 asked what lot was up for foreclose, lot #630. Owner 377 is concerned about outsiders coming in and using our Pickle ball Courts. There is an Owner inviting his guest in, we don't have a rule as to how many guest an Owner or a Renter can invite in. Owner 525 asked who to call when older grand kids are not following the rules, Charles said to call him. Owner 3333 is concerned about the grass next to her lawn not being treated, causing weeds to grow in her lawn and costing her \$ 500.00 to treat her lawn. Owner 421 asked how someone could get the code to turn up the Ocean pool heater, we don't know.

Respectfully submitted

Stubby True Secretary,
Board of Directors