

Outdoor Resorts at Long Key Communicator Summer 2019

Message from the President—Allan Ortman

WOW!! If you were unfortunate enough to not be in the park on July 4th, you missed the best Independence Day celebration I've ever seen. It seemed the entire community took part in one way or another, from over 100 carts in the parade to marina dancing under the waterfall (courtesy of the Fire Department) to all the kids with squirt guns!! I've never seen so many smiles, so many soaking wet people, so many weird dance steps and so many happy faces in this park. This was truly an outstanding event and a compliment to the volunteers and participants that made the entire day a success. Even though our Manager was out in the first round of the Corn hole tournament, he still did a great job pulling together the entire park for this annual event.

Adam's report will cover the progress of the park's projects, so I will just agree that we are getting a lot of things done. Some of our completed tasks are visible (Marina docks) and some are behind the scenes (generator permit) but you can be assured that your Board of Directors are constantly trying to improve conditions in the park for every owner and resident alike.

Owners that rent their properties can help the park continue to improve by keeping up with the activities of their tenants and how their actions impact the park. The majority of summer violations involve renters and guests and absentee landlords only add to the problem.

By the time you read this, everyone in ORLK will be stuffed with lobster and looking forward to what's left of a short summer. Hope everyone enjoys their summer, no matter where they are, and we look forward to the remainder of the 2019 season here in paradise.

Message from the Treasurer—Vivian Cata

Hope your summer is fantastic. The fiscal year 2019 annual reports have been closed and audited and are now ready to view on our website ORLK.org. The fiscal year financials bottom line shows an excess of revenues over expenses, including provision for income taxes, of \$59,596, with the Marina store contributing \$8,358 to this excess and the rest coming from excess of revenues over budgeted amounts as well as tighter control of expenses vs. budgeted amounts. As of June's draft financial statements, ORLK shows a balance in the reserve account of \$1,130,016.17.

There was a financial workshop scheduled for Saturday, July 13 immediately following the Board meeting and a special meeting with our legal counsel. Both meetings went beyond the time allotted, but many important items needed to be discussed. Due to the extended meetings, the financial workshop was not held. It has been tentatively rescheduled following the Board meeting on Saturday, August 10th. Please review the electronic board at the entrance of the park for any updates. My apologies for this situation that was beyond my control.

As I always state, as owners it behooves you to be knowledgeable of ORLK financials as well as the actual happenings of ORLK. Thank you for your continued interest in ORLK and its financial standing.



Upcoming Events:

Aug 3 - Vintage Car Show-Music, food, drinks, etc. See posters for info and sponsors.

Aug 9—Volleyball — poolside

Aug 10—Board Meeting

9 am Stan Roe

Aug 10—**Blood Drive**

10 AM-3:00 PM in the marina parking lot.

Aug 23—Volleyball – poolside



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Message from Board Director—Manny Hernandez on Landscaping

Removal of coconuts and trimming of trees has been done on common property by our maintenance crew saving considerable money.

Written notification will be sent to all owners advising that they are responsible for the removal of coconuts and trimming trees located on their property, Note that the coconuts can do substantial damage to building and personal property. We are now in “hurricane season.”

Maintenance continues to do a good job trimming hedges and watering plants. Dead trees and bushes in common areas have been removed and are being replaced. Plantings along the perimeter fence after Irma are continuing to grow nicely. Please remember that greenery adds value to your unit and to ORLK.



Board Meeting—August 10th

Agenda Items:

- Exercise Room-Change of common area vote
- Bathroom Repairs and Construction
- Change in Accounting and website software

A special owners meeting in October is being considered for the following purpose:

- To change the common element consisting of the “owner’s storage area” from its current use to an exercise facility for use by all residents.
- To change the common element consisting of “Resident Bathhouses” to reduce the current footprint to allow for a smaller men’s and women’s facilities and relocate space for storage purposes.

Hurricane Recovery Update

Total hurricane recovery insurance received from FEMA was \$80,528.27 and from the insurance was \$81,075.29.

The FEMA money was spent on sewer and electrical repairs and the insurance money was spent on repairs to the resort.

We have no further insurance claims or challenges to FEMA. Thank you to everyone who worked so hard to get this money.



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BLOOD DRIVE—August 10

10:00 AM—3:00 PM in the marina parking lot. All donors will receive a Free One Blood Cooler, PLUS a Southernmost Donor Local T-shirt, and a wellness checkup including blood pressure, pulse, temperature, iron count and cholesterol screening. Please sign up in the marina or at www.oneblood.org/donate. Use sponsor code #1489



CPR Class

We are planning a CPR class this summer! You need to sign up if interested. We need at least 6 people to sign up. The class is free! If you would like an American Heart Association CPR card, the cost will be \$21. The class is approximately 3-4 hours long. It's a good one, offered by the Monroe Fire Dept. Contact Vivian Cata for information.

REMINDERS!

Garbage must be in a tied plastic bag and a receptacle. Loose bags cause litter and are violation. The garbage container at the marina is not for unit owners' use.

Dispose of your fish carcasses properly. It is illegal to dump them in the canals. Many residents swim in the canals and the carcass attracts sharks, crocodiles. It smells and it is unsanitary.

Boat marina leases are not assignable. The only boat allowed on your dock must be registered by the lottery winner.

Volunteers are needed for summer activities and Hearing and Fining. Leave your name with Adam if you would like to assist.

ORLK Guests—Owners please inform all renters and guests about the rules. You are responsible for their actions. Rentals must be for more than 30 days. Some owners are renting for less than the required minimum and calling their renters "guests". This is unacceptable and unfair to the other residents in the park.

ORLK Occupancy Limits - According to the By-Laws the maximum number of persons in a single family permitted to occupy a unit in Outdoor Resorts at Long Key, Inc. is five (5). However, occasional guests over the above occupancy level will be permitted, with "occasional" deemed to mean a period not exceeding 14 consecutive days, and the total number of persons/owners and their guest occupying an owner's unit at any time shall not exceed 6. The number of occupants permitted for renters, in the absence of the owner, shall be (5).

Parking Guidelines - Please make sure that your vehicles and golf carts are completely on your property. A boat hitch which extends into the road can cause much harm to humans and vehicles.

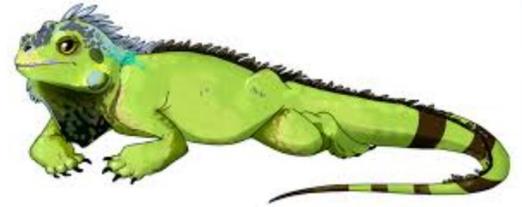


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IGUANA Control

Our iguana control contractor has been superb. The State of Florida has now declared them invasive and suggests killing them. Report sightings to the manager.



Dog Waste



Please pick up after your dogs! The new dog park in the area to the right of the entrance gate will soon be completed. It will be the only place in the park where dogs can be off leash.

If you aren't worried about the state of your local waterways, you may be a bit more concerned about the impact of dog waste a little closer to home. The thing about persistently disposing of stools improperly (or not at all) is that it kicks off a harmful cycle that can affect your whole family—including your pet.

According to the U.S. Centers for Disease Control and Prevention (CDC), pet droppings can contribute to diseases animals pass to humans, called zoonoses. When infected dog poop is deposited on your lawn, the eggs of certain roundworms and other parasites can linger in your soil for years. Anyone who comes into contact with that soil—be it through gardening, playing sports, walking barefoot or any other means—runs the risk of coming into contact with those eggs; especially your dog.

Some of the hard-to-pronounce parasites your lawn could harbor include Cryptosporidium, Giardia, Salmonella, as well as hookworms, ringworms and tapeworms. Infections from these bugs often cause fever, muscle aches, headache, vomiting, and diarrhea in humans. Children are most susceptible, since they often play in the dirt and put things in their mouths or eyes.



Our beach is a nesting ground for turtles and it is limiting some of our uses. This is the reason that the bonfire was cancelled on the weekend of the fourth. When the turtles hatch they are looking for light to guide them to the ocean. We created some deaths by having lights which attracted the turtles across the road. Please do not have white lights facing the road.

TIKI ISLAND Reminders...

Picnic tables are not for cleaning fish and bait. Fishermen please clean up after yourselves. If you hold a party or gathering on Tiki Island, you must take your garbage home or put in garbage cans. Dogs must be leashed everywhere and Dog Waste must be picked up and disposed of in the waste receptacle. Please remember people picnic on the island and it is not pleasant to smell dog waste. Respect everyone's rights, use the hose and garbage containers. Let's keep our resort clean and beautiful!

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ORLK Fishing Report by Frank Rod

Information was obtained from various fishing reports throughout the Middle Keys.

- The regular 8 month lobster season is always August 6 through March 31
- Snook is closed, it is open Feb. 1 - May 31

Backcountry

If big Trout is what you are after, look no further than the Park boundaries from Sandy Key towards Sprigger Bank. Drifting while bouncing white Pompano jigs will get you hooked up with that nice Trout or Snapper plus many other rod benders. Cobia, Snappers, Sharks and many more can make for some great fishing.

Inshore and bridges

If the ocean is not your thing there are still plenty of tarpon around the bridges. Local tarpon can be seen rolling around local bridges and adjacent channels. A live well full of pilchards for some live chumming or a dead mullet or ladyfish on the bottom are your best chances for a hook up during the daylight hours. They have been doing really well in the early mornings while fishing live baits around town catching tarpon, big jacks, groupers and snappers. Drifting a medium size crab at nighttime on the outgoing tide is still your best bet for a guaranteed hook up.

Reef

The reef bite for the mangrove snappers is still insane with the spawn happening, but the yellowtails were a bit tougher. A few nice mutton and groupers, but both of these are still on the slow side. Live bait is the key to success on the wrecks, so fill that live-well up and hold on.

Offshore

The offshore bite on the Mahi scene has been hit or miss, with some occasional slammers and gaffers. The fish remain concentrated in small areas, but good numbers when you can find birds. The humps are producing well too, with the numbers of fish increasing daily in these areas. This fishery will only get better as summer turns toward fall, and the fish will get bigger. Live bait is still the best way to catch the larger fish, but trolling and jigs work very well on the football sized fish.



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Our rays of sunshine are Sandi Roy (609-618-6211 / robandsandi@yahoo.com) and Joyce De Marco (954-830-3338/dema3722@bellsouth.net). Please call or email names of people who need sunshine. Condolences were sent to The Sosa Family on the passing of long-time summer renter Vincent, to the daughter of owner Flo Campbell, and to Felix Pacheco whose sister passed away.

Hurricane Re - entry Stickers

Monroe County Sheriff's substations and DMV are places to obtain a reentry sticker. Stickers can be obtained for each registered vehicle by providing proof of residency or property ownership in the Keys and must be procured before the evacuation is in effect.



February Annual Meeting

Term Limits: At the next annual meeting, elected members for 2020 / 2021 Board of Directors shall serve the following term limits:

- Top three elected board members with highest votes will be elected for a three-year term.
- The next three elected board members with the highest votes will be elected for a two-year term.
- The last three elected board members will be elected for a one-year term.

At the following annual meeting, February 2021, we will be voting for three new Board members. This will allow the Board to have some continuity while also have new members join the board.

The Communicator was brought to you by your Board of Directors.

Allan Ortman

Med Espinosa

Tony Reyes

Bart Wilenski

Ron De Marco

Vivian Cata

Manny Hernandez

Ron Trice

Viviana Ramos-Perez

Enjoy the rest of the Summer!



Newsletter designed by:

Viviana Ramos-Perez