

# Outdoor Resorts Long Key Communicator

## President's Message

The winter season is in full swing at Outdoor Resorts and the weather is not the only thing that remains "hot" in the park. The park is alive with activities and our residents can choose to be as busy as they want to be. Between the cookouts, dances, social events and exercise programs there are plenty of activities, no matter what your interests.

The staff at ORLK has been busy as well, and residents can see the improvements to the park including the completed dog park, handrails to common areas and the updated boat wash area. More handrails will be included in this year's projects giving every resident access to our common areas.

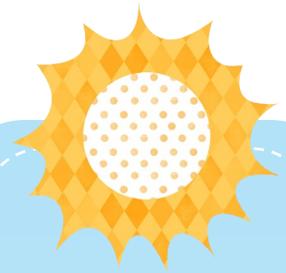
The staff and your Board of Directors have also been busy bringing the park into this new decade by updating a host of outdated systems, including accounting and payroll software and cloud management. Through the hard work of Bart Wilenski and his committee, a redesigned and more user friendly website is now available that allows you to keep up to date with your account, review important documents and learn what's happening in ORLK. In addition to recreating ORLK's map, Viviana Ramos-Perez has redesigned, amended, enhanced and improved administrative policies and procedures that will benefit residents and park employees, now and for years to come.

As the Annual Meeting approaches (February 8<sup>th</sup>), the Board encourages you to review the proposed budget as well as the proposed motion to reduce the votes needed for a quorum. Our Treasurer, has done a remarkable job of keeping costs in check and your monthly dues will actually be reduced this year.

The motion on the ballot provides for a reduction of votes needed to establish a quorum. This motion addresses past difficulties in obtaining the votes necessary to establish a quorum and, in turn, hold an annual meeting and vote for the budget, reserve monies and other motions brought to the community. It does not change the voting requirements necessary to pass any motion as these motions still require a majority vote to approve.

Finally, there will not be a Board of Directors election this year because there were only nine candidates for the open nine positions. As the Board transitions to three year terms, future elections will have candidates vying for only three open positions a year. Your 2020 Board of Directors welcomes Al Collado as the newest addition to the Board and says goodbye and thank you to Med Espinosa. Med has been a valuable asset to ORLK boards, serving as both a Director and President in the past. His insight, his knowledge and his desire to serve the community will be missed and we all owe a debt of gratitude for his service and commitment to our "piece of paradise".

**Please remember to vote, make your voice heard, get involved and participate in the continuing improvement of your park.**



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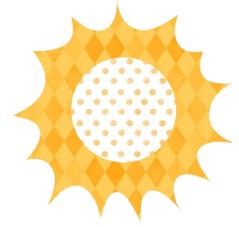
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### Important Dates

2/01 Annual Forum

2/08 Annual Meeting





## New Website!

Have you seen our new website! You should have received an e-mail from My Community Site with a link to give you access to the new site. You must use this link the first time you sign on. As a reminder, please note the below:

- Use your e-mail address as your User ID. You will be able to set up your password once you log in.
- Everyone will need to complete their profile page when first logging into the website. When you log in, you will be directed to this page. Please review the information there and fill out the missing information with updated information.
- On the bottom of the main page, there is a link to Member Documents where you can view document information.
- To access additional site areas, click on the Menu at the top right hand side. There you can view additional site pages.
- There is a Page called Annual Meeting Online Voting which provides you with additional information for the upcoming annual meeting.
- Website Billing and Payment information will be available the beginning of the new fiscal year in March to allow you to make online payments. Using this function for bills and automatic payments will save us cost on postage monthly.
- There is a banner on the very top of the website. Please watch for messages, it will be updated periodically.
- After your first login, you will be able to access the site using this link: <https://outdoorresortslongkey.mycommunitysite.app/home>
- Should you forget your password, you can contact the office to be reset.
- We will continue to update the website with information, therefore please check back periodically.

## Additional Website Users

If you would like an additional user to access your account information on our website, you must send Arabel a request via e-mail with the below information. Additional users are limited to other owners only.

- Your Name
- Lot Number
- Additional User Name
- Additional User e-mail. (Please note the e-mail cannot be the same e-mail as the primary user).



## WiFi

Comcast is making a proposal to install telephone, internet, and TV service to the resort. The board is evaluating the proposal and its effects on the infrastructure. If we go forward it will cause disruption and not be completed for at least a year. A committee has been appointed to review the project. Want to volunteer for this committee call the manager.



## Green Pedestal

These green pedestals in the picture on your lot have a lease to be there. They are owned by ATT and have the wiring for you and your neighbors for hardline phones, DSL Internet and Direct TV. If you damage them, you are affecting the above services for all your neighbors. Be respectful to your neighbors. If you should mistakenly damage the pedestal, please call ATT to get it repaired.



*Monroe County has a leash law which requires your pets to be leashed at all times. This places a liability on owners for damage to property or another individual.*

## Rays of Sunshine

During the 4th quarter, the Sunshine Committee has been sending support to the following:

**Get Well messages to:** Juan Seabolt, Victor Lanyi, Mary Lou Klein, Ed Trudeau, Belle Flora, Gaynell Hubbs, Humberto Rodriguez, Joyce DeMarco, Debbie Rosica, Isabel Suschke, Becky Courvoisier, Connie Archambault and Bob Lushbaugh

**Sympathy Cards to:** Deanna Ortman, Becky & Bob Huffman, Maricel Airago, and Pedro & Laura Acosta.

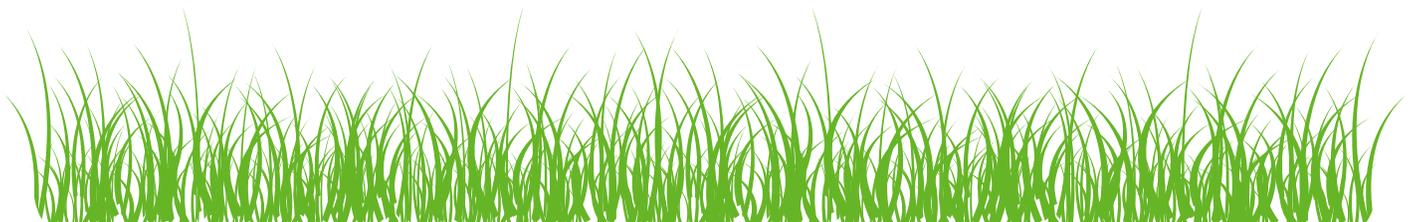


## Volunteers Needed!

**BECOME A VOLUNTEER - MAKE A DIFFERENCE**



If you have an interest in serving on any committee, let us know! We need people for the hearing and fining committee! Please call the office to sign up for a committee!







## ORLK Fishing Report - *submitted by Frank Rod*

Information was obtained from various fishing sources throughout the middle Keys.

Grouper season is closed, it opens June 1

Snook is closed, it is open Feb. 1 - May 31

**Backcountry:** After several days of being sidelined by Mother Nature's Winds, it finally calmed down somewhat. Spanish Mackerel, Cobia, Snappers, Trout, Ladyfish, Jacks, and many more are all part of regular catches this time of the year. A popping cork and artificials is all you need.

**Reef:** The patch reefs have been great on the Muttons, Yellowtails, Ceros, and Mangroves. Lots of action going on as expected for this time of year. Cut bait and shrimp guarantee fish in the box. Remember to use plenty of chum to bring those fish home to the fryer.

**Offshore:** When the wind lets down, there is some great fishing. The Sailfish bite has been solid, plenty of Kings, Tunas, and Wahoo around on the Pelagic side. The occasional Mahi is still being caught.

### Helpful fishing phone apps (all free):

Buoyweather - gives you two days' worth of wind and wave conditions

Fish Rules App - easy to read current fish regulations with photos

Tides Near Me – self explanatory

Newsletter designed by: [Viviana Ramos-Perez](#)

### Saturday Cookout's

Saturday's Cookout is fantastic! If you have not tried it out yet, there are cookouts on Saturday by the Lower Rec facing the Marina. Items include Hamburgers, Hot Dogs, Chicken Sandwiches, Chili, and French Fries to name a few. Prices are reasonable and all those serving are volunteers. It's convenient and delicious! Try it out sometime.

