



Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday December 9, 2023

Ron Trice - President, called the Board of Directors Meeting to order at 9:00 am at Stan Roe Building, Outdoor Resorts at Long Key, Inc.

Roll call showed the following members present at the meeting:

Ron Trice, President	Bart Wilenski, Vice-President	Al Collado, Secretary
Vivian Cata, Treasurer	Gary Shapiro, Director	William Garciga, Director

The following board members attended via Video/Phone Conference:

Orestes Gonzalez, Director Tony Reyes, Director

Ron Trice – President stated that the Board of Directors Meeting’s notice was posted on the three (3) official areas of the Condominium property on Thursday December 7, 2023 and that all Board Members were properly notified.

The following Motions were presented during the Board Meeting:

Motion A: Ron Trice (President) - I move for the Board to approve and waive the reading of the minutes of the Board of Director’s meeting on November 11, 2023.

Seconded by: Bart Wilenski

Passed: Unanimously

Motion B: Ron Trice (President) - I move for the Board to review and assign monetary fines to violations accrued in ORLK.

Seconded by: Bart Wilenski

Passed: Unanimously

Motion C: Ron Trice (President) - I move for the Board to approve the suspension of the use of common elements, common facilities, or any other Association property until their monetary obligation is paid in full to the Association for the following unit owners or unit’s occupants, licensees, or invitees.

Seconded by: Bart Wilenski

Passed: Unanimously

Motion D: Ron Trice (President) - I move for the Board to approve Mary Ann Czech as the Vice President for Voting Validation.

Seconded by: Bart Wilenski

Passed: Unanimously

Motion E: Ron Trice (President) - I move for the Board to approve the purchase of a new 81” Triple Door Commercial Freezer for the Lower Rec Kitchen. Costs not to exceed \$4,500 and funds to come from the Pooled Reserve account #02230-000.

Seconded by: Omar Gomez

Passed: Unanimously



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Motion F: Ron Trice (President) - I move for the Board to approve camera updates from KCS Solutions. Costs not to exceed \$11,000 and funds to come from Pooled Reserve account #02230-000.

Seconded by: Bart Wilenski

Passed: Unanimously

Motion G: Ron Trice (President) - I move for the Board to approve GPE Engineering & General Contractor's contract for the Seawall Repairs at Lots 287 & 288.

Seconded by: Bart Wilenski

Passed: 8/9 Votes

Tony Reyes – Abstained.

Motion H: Orestes Gonzalez (Director) - I move for the Board to approve a Pool Chiller, costs not to exceed \$25,000 including electric. Pool equipment is to be considered a "Betterment" that will be voted on at the Annual Meeting by the Owners.

Seconded by: Gary Shapiro

Passed: Unanimously

Motion I: Vivian Cata (Treasurer) - I move for the Board to approve the ORLK Budget for the 2024-2025 Fiscal Year that will be presented at the Annual Meeting.

Seconded by: Ron Trice

Passed: Unanimously

Motion J: Gary Shapiro (Director) - I move for the Board to approve an addition to Rule 1. UNIT UTILIZATION, as follows:

Section V: The open area below a mobile home shall be enclosed with skirting of a uniform type and color and maintained by the unit owner.

Seconded by: Bart Wilenski

Passed: Unanimously

Motion J: Gary Shapiro (Director) - I move for the Board to approve an amendment to Rule 1. UNIT UTILIZATION, section U, which currently REQUIRES contractors to provide bathroom facilities on job site, to provide the option of using common area bath houses with the payment of a \$35 monthly cleaning. The revised rule to read:

U. Contractor (additional verbiage) – Contractors shall provide bathroom facilities on the job site or alternatively, pay \$35 monthly cleaning fee to the Association office for use of common area bath houses until issuance of Certificate of Occupancy or Certificate of Completion.

Seconded by: Bart Wilenski

Passed: Unanimously



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Motion J: Gary Shapiro (Director) - I move for the Board to amend Rule 14. PARKING, section D. Parking for Construction Equipment, to clarify that Construction Equipment *includes commercial or contractor cargo and utility trailers*, being used in the operation of a business. The clarified rule to read:

14. PARKING

D. Parking for Construction, **Commercial, or Contractor** Equipment(s) and other type of **Equipment** trailers, **including, but not limited to, Cargo and Utility Trailers; used in the operation of a business and actively in use within the park.**

1. Spaces 33-36 are for parking of any kind of trailers. Space number will be assigned by Safety Staff.
2. Fee of \$10 per day
3. Fee is waived if work is being performed for ORLK

Seconded by: Bart Wilenski

Passed: Unanimously

Motions K: Gary Shapiro (Director) - I move for the Board to approve a proposed amendment to the **Declaration of Condominium**, so that it may be placed on the agenda for vote at the Annual Meeting, which would allow future amendments to be approved or rejected by the membership VOTING in person, electronically, by mail or by proxy. The proposed amendment to Article VII to read as follows:

Article VII, Amending The Declaration

2.a. If the proposed change to the Declaration of Condominium has received the unanimous approval of the full Board of Directors, then it shall require a majority vote of the membership *votes represented and voting at a duly held meeting at which a quorum is present* to be adopted.

Motion Withdrawn

Motions K: Gary Shapiro (Director) - I move for the Board to unanimously approve a proposed amendment to the **By-Laws**, so that it may be placed on the agenda for vote at the Annual Meeting, which would allow future amendments to be approved or rejected by the membership VOTING in person, electronically, by mail or by proxy. The proposed amendment to Article XI to read as follows:

Article XI, Amendments

11.2.a. If the proposed change to the Bylaws has received the unanimous approval of the full Board of Directors, then it shall require a majority vote of the membership *votes represented and voting at a duly held meeting at which a quorum is present* to be adopted.



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11.2.b. If the proposed change to the Bylaws has not been approved by the unanimous vote of the full Board of Directors, then the proposed changes must be approved by a two-thirds (2/3) vote of the membership *votes represented and voting at a duly held meeting at which a quorum is present.*

Motion Withdrawn

Motions L: Gary Shapiro (Director) - I move for the Board to unanimously approve a proposed amendment to the **Declaration of Condominium**, Article XII, Section A (1) so that it may be placed on the agenda for vote at the Annual Meeting, which would exempt individual unit lots 224, 225, and 226, currently in use as maintenance Lots, from single family home/RV restriction. The proposed amended section to read, in pertinent part, as follows:

Article XII, Use and Occupancy

A. USE

1. All units (Lots), **with the exception of Association owned lots 224, 225, and 226, in use as maintenance lots,** shall be reserved and restricted for use by Recreational Vehicles and single-family homes.

Seconded by: Bart Wilenski

Passed: Unanimously

Motions L: Gary Shapiro (Director) - I move for the Board to unanimously approve a proposed amendment to the **By-Laws**, Article VII, Section 7.2 d. Betterments, to update this single item capital expenditure limit, from \$10,000 to approximately \$25,000, by changing the limit from \$10,000 to 1.25% of our annual budget. The proposed amended section to read as follows:

VII. FISCAL MANAGEMENT

7.2 d. **Betterments**, which shall include the funds to be used for capital expenditures for additional improvements or additional personal property that will be part of the common elements or condominium property may be budgeted in any amount; provided, however, that in the expenditure of this fund, no sum in excess of One Thousand (\$1,000.00) Dollars shall be expended for a single item or purpose unless the item or purpose ~~unless the item or purpose~~ has been approved by a majority of the Board of Directors and additionally provided that in the expenditure of this fund no sum in excess of ~~Ten Thousand (\$10,000.00) Dollars~~ **1.25 % of the annual budget** shall be expended for a single item unless the item or purpose has been approved by all members of the Board of Directors and not less than a majority vote of all unit owners, or, in the alternative, a majority of the Board of Directors and not less than two-thirds (2/3) of all unit owners. This same dollar and voting requirement shall apply in any case where the sale or disposal of condominium property is involved.

Seconded by: Bart Wilenski

Passed: Unanimously



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Motion M: Tony Reyes (Director) - I would like to make a motion to bring a vote to the Annual Meeting for the community to change the color scheme of the park.

Seconded by: Al Collado

Passed: 8/9 Votes

Vivian Cata voted against

Motion N: Tony Reyes (Director) - I would like to make a motion to bring to the Annual Meeting for the Community to elect to demolish Bathhouse 1 on West Island and Bathhouse 4 on East Island. Bathhouses to be replaced with a Tiki hut and BBQ area with golf cart parking.

Seconded by: Gary Shapiro

Passed: Unanimously

Emergency Motions: William Garciga (Director)

I move for the Board to approve the following emergency motions for electrical repairs.

Seconded by: Bart Wilenski

Passed: Unanimously

I move for the Board to approve the upgrade of the electrical infrastructure portion described in the diagram below in blue/orange/red. This is part of a previously approved project started by Marathon Electric back in 2016. Installation costs not to exceed ~~\$27,340~~ \$26,590 and funds to come from the balance on the Special Assessment on January 1, 2016 with a balance of \$134,714.

Seconded by: Bart Wilenski

Passed: Unanimously

I move for the Board to approve the installation of the previously purchased transformer (167KVA) to replace transformer #10 (75KVA). ~~Installation included in the above quotation from Utilities One.~~ Funds to come from Pooled Reserve account #02230-000 and not to exceed \$750.

Seconded by: Al Collado

Passed: Unanimously

I move for the Board to approve the purchase of a ~~new~~ refurbished 167KVA Transformer to have a spare, and potentially replace transformer number 7 or 8. Quote received from Miami Transformers. Cost not to exceed \$10,855 plus tax and funds to come from the Pooled Reserve account #02230-000.

Seconded by: Bart Wilenski

Passed: Unanimously

I move the board to approve the use of the materials sitting on the maintenance department for the upgrade project to be performed by Utilities One. These materials belong and will need to be priced by Marathon Electric.

Seconded by: Bart Wilenski

Passed: Unanimously



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Adjournment @ 11:27 a.m.

Motion for Adjournment: Al Collado

Signed:  **Al Collado (Secretary)**