



**Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday October 14, 2023**

Bart Wilenski, Vice - 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:

Bart Wilenski, Vice-President Al Collado, Secretary Gary Shapiro, Director
Omar Gomez, Director

The following board members attended via Video/Phone Conference:

Orestes Gonzalez, Director

The following board members were absent:

Ron Trice, President Vivian Cata, Treasurer Tony Reyes, Director
William Garciga, Director

Bart Wilenski – Vice President stated that the Board of Directors Meeting’s notice was posted on the three (3) official areas of the Condominium property on Thursday October 12, 2023 and that all Board Members were properly notified.

The following Motions were presented during the Board Meeting:

Motion A: Bart Wilenski – Vice President - I move for the Board to approve and waive the reading of the minutes of the Board of Director’s meeting on September 20, 2023.

Seconded by: Gary Shapiro Passed Unanimously

Motion B: Bart Wilenski – Vice President - I move for the Board to amend Motion C on September 20, 2023 Board Meeting Minutes to the following: *I move that the Board approves Utilities One to inspect our electrical system. Costs not to exceed ~~\$6,000-00~~ \$9,025; funds to come from the Pooled Reserve account #02230-000.*

Seconded by: Gary Shapiro Passed Unanimously

Motion C: Bart Wilenski – Vice President - I move for the Board to approve the purchase of a backup Grinder Pump for Lift Stations. Cost not to exceed \$2,200 and funds to come from Sewer Repairs & Maintenance operating account #04600-000.

Seconded by: Omar Gomez Passed Unanimously

Motion D: Bart Wilenski – Vice President - I move for the Board to review and assign monetary fines to violations accrued in ORLK.

Seconded by: Gary Shapiro Passed Unanimously



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Motion E: Bart Wilenski – Vice 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: AL Collado

Passed Unanimously

Emergency Motions:

1. **Gary Shapiro (Director)** - I move for the Board to approve an emergency motion regarding credit card transaction fees in the office.

Seconded by: AL Collado

Passed Unanimously

2. **Al Collado (Secretary)** - All credit card transactions that are processed in the office will now incur a 3% transaction fee. These fees will be placed in income account #3340-Lot Owner Charges to offset the expense account #4041-Credit Card Charges. This will become effective on 11/01/2023 until any further increase or decrease is warranted.

Seconded by: Bart Wilenski

Passed Unanimously

Adjournment @ 9:37 a.m.

Motion for Adjournment: AL Collado

Signed: _____

Al Collado (Secretary)