



Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday January 6, 2024

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 Tony Reyes, Director
Gary Shapiro, Director Omar Gomez, Director

The following board members attended via Video/Phone Conference:

Ron Trice, President Vivian Cata, Treasurer Orestes Gonzalez, 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 January 4, 2024 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 December 9, 2023.

Seconded by: Gary Shapiro Passed: Unanimously

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

Seconded by: Al Collado Passed: Unanimously

Motion C: 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: Gary Shapiro Passed: Unanimously

Motion D: Bart Wilenski (Vice President) - I move for the Board to approve the online voting license renewal for the Annual Meeting.

Seconded by: Omar Gomez Passed: Unanimously

Motion E: Tony Reyes (Director) - I would like to make a motion to rescind the previously approved motion 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: Omar Gomez Passed: Unanimously



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Motion F: Tony Reyes (Director) - I move for the Board to approve demolishing Bathhouse # 1 that will be brought to the Annual Meeting for Unit Owner vote.

Seconded by: Omar Gomez

Passed: Unanimously

Motion G: Tony Reyes (Director) - I move for the Board to approve replacing Bathhouse 1 with a Tiki Hut that will be brought to the Annual Meeting for Unit Owner vote.

Seconded by: Gary Shapiro

Passed: Unanimously

Motion H: Orestes Gonzalez (Director) - I move for the Board to approve using reserve money to build Tiki Hut that will be brought to the Annual Meeting for Unit Owner vote. 718.122.(3) Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote of all the total voting interests of the association.

Seconded by: Omar Gomez

Passed: Unanimously

Motion I: Tony Reyes (Director) - I move for the Board to approve the change in color of our common area buildings to the following colors presented that will be brought to the Annual Meeting for Unit Owner vote.

Seconded by: Al Collado

Passed: Unanimously

Motion J: Gary Shapiro (Director) - I move for the Board to rescind previously approved motion to amend 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% 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: Tony Reyes

Passed: Unanimously



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Motion K: Gary Shapiro (Director) - I move for the Board to approve an amendment to the previously approved annual meeting agenda item set for community vote regarding Betterments limit. This motion seeks to reduce the ~~1.25%~~ \$10,000 proposed increase to 1% instead.

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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% 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: Omar Gomez Passed: Unanimously

Motion L: Bart Wilenski (Vice President) - I move for the Board to approve the following volunteers for the Annual Meeting.

- Lunzy and Mikey King
- Steve and Cheryl Bowman
- John and Cheryl Hammerand
- Sandi Roy
- Cheryl Burke
- Sally Matney
- Vi Jacob
- Bob and Dottie McFarland
- Monica Fernandez
- Gail Ellington

Seconded by: Tony Reyes Passed: Unanimously

Motions M: Bart Wilenski (Vice President) - I move for the Board to approve the use of reserve money for a Pool Chiller that will be brought to the Annual Meeting for Unit Owner vote. 718.122.(3) Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote of all the total voting interests of the association.

Seconded by: Al Collado Passed: Unanimously



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Motions N: Bart Wilenski (Vice President) - I move for the Board to ratify the following Emergency Motions for electrical repairs from the December 9, 2023 Board Meeting.

Will Garciga's Emergency Motions from December 9, 2023 Board Meeting

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

Seconded by: Gary Shapiro Passed: Unanimously

Unit Owner's discussions and questions are limited to (3) minutes each

Closed Board Meeting to discuss personnel matters will follow Board Meeting.

Adjournment @ 10:47 a.m.

Motion for Adjournment: Tony Reyes

Signed:  Al Collado (Secretary)