



Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday September 14, 2024

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
Med Espinosa, Director	Michael Hernandez, Director	

The following board members attended via Video/Phone Conference:

Vivian Cata, Treasurer	Gary Shapiro, Director
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The following board members were not present:

Omar Gomez, Director	Orestes Gonzalez, Director
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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 September 12, 2024 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 July 13, 2024.

Seconded by: Bart Wilenski

Passed: Unanimously

Motion B: Al Collado (Secretary) - I move for the Board to review and assign monetary fines to violations accrued in ORLK, *with the exception of Lots 218 & 318*.

Seconded by: Bart Wilenski

Passed: Unanimously

Motion C: Vivian Cata (Treasurer) - 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: Michael Hernandez

Passed: Unanimously



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Motion D: Ron Trice (President) - I move for the Board to approve Asbestos surveys by ARS Environmental for all Bathhouses. Costs not to exceed \$4,200; funds to come from the ~~General Repair account #4570-000~~ *Pooled Reserve account #02230-000*.

Seconded by: Bart Wilenski

Passed: Unanimously

Motion E: Ron Trice (President) - I move for the Board to approve Illumine International Inc's estimate for high voltage electrical engineering plans. Costs not to exceed \$3,850; funds to come from the balance on the *Iberia Bank Special Assessment account #1035-000*. ~~on January 1, 2016.~~

Seconded by: Bart Wilenski

Passed: Unanimously

Motion F: Ron Trice (President) - I move for the Board to approve *Isla Builders'* estimate for repairs to Bathhouses 2, 3, & 4. Costs not to exceed \$155,000; funds to come from the Pooled Reserve account #02230-000.

Seconded by: Al Collado

Passed: 6/7

Voted against: Med Espinosa

Motion G: Al Collado (Secretary) - I move for the Board to approve giving residents the option of receiving their monthly statements by email.

Seconded by: Bart Wilenski

Passed: Unanimously

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

Adjournment @ 9:32 **a.m.**

Motion for Adjournment: Bart Wilenski

Signed:  **Al Collado (Secretary)**

Reserve Review immediately followed Board of Directors Meeting