

Outdoor Resorts at Long Key, Inc.

Board of Directors Meeting Minutes

Saturday, April 14, 2018

President-Allan Ortman, called the Regular Board of Directors meeting to order on Saturday, April 14, 2018 at approximately 9am at Stan Roe, Outdoor Resorts at Long Key, Inc. Roll call showed members present: Allan Ortman, Ron Trice, Alex Dearmas, Tim Allwardt, Berg Berglund, Virgil Fernandez, and Manny Hernandez, and Vivian Catá. Telephone Appearance: & Nestor Valiente. Absent: None. Allan Ortman stated that the Board of Directors Meeting's notice was posted on the three (3) official areas of the Condominium property on Thursday, April 12, 2018, and that all Board Members were properly notified.

MOTION A- Ron Trice (Vice President) moved to the board to approve to waive the reading of the minutes of the Board of Directors Meeting of March 10, 2018.

Seconded by: Manny Hernandez

Passed Unanimously: 9-0

MOTION B- Allan Ortman (President) moved to the board to ratify the collective decisions levied by the Hearing & Fining Committee, from its April 7th, 2018 meeting.

Seconded by: Manny Hernandez

Passed Unanimously: 9-0

MOTION C- Allan Ortman (President) moved to the board to approve the acquisition of a Credit Card attached to our Operating Account with Centennial Bank, to be held by Robert Braniff, Association Manager, with a limit of \$10,000 to be used alignment with his contract as Association Manager, to make necessary purchases, specifically in cases where the Association does not have an account set up. All purchases are subject to approval by the Association President up to \$2000. Any amount over \$2000 will be approved by the Board of Directors at a duly noticed Board meeting.

Seconded by: Tim Allwardt

Passed Unanimously: 5-4

MOTION D- Allan Ortman (President) moved to the board to purchase 30 cubic yards of Playground Wood Fibers to line the bottom of the Playground Perimeter Border. This will be purchased from Miami Plants, to total \$1,874.00 and will come from Recreation Account #1040-000

Seconded by: Manny Hernandez

Passed Unanimously: 9-0

MOTION E- Vivian Catá (Treasurer) moved to the board to approve terminating two Debit cards that were issued October 2017 from the ORLK Centennial Bank operating account, these ending in #2936 and #2928.

Seconded by: Ron Trice

Passed Unanimously: 9-0

MOTION F- Vivian Catá (Treasurer) moved to the board to approve reclassification of \$3,633.84. from account 3366-000 (Insurance Claim Income) to account 2230-000 (Pooled Reserves Since 3/1/2017).

Seconded by: Manny Hernandez

Passed Unanimously: 9-0

Motion G – Tim Allwardt (Director) moved to the board to approve the purchase and installation of computer and inventory equipment for the Marina Store, to be purchased from our I.T. company, KCS Technical Solutions, in the amount of \$2,361.78, to come from Marina Store Adjunct Expense Account #4395-001

Seconded by: Alex Dearmas

Passed Unanimously: 9-0

Motion H – Tim Allwardt (Director) moved to the board to approve to hire an outside Inventory Service Company, Magabol Inc. by contract, to help in controlling inventory on a quarterly basis. This contract will consist of 4 visits at \$300.00ea plus a shared mileage fee of \$66 per inventory. This should come out of Marina Store Adjunct Expense Acct. #4395-001

Seconded by: Virgil Fernandez

Passed Unanimously 8-1


Motion I – Alex Dearmas (Secretary) move to approve the added language to our ORLK Unit Improvement Forms: Page 1, #1 “I have reviewed ORLK Construction Rules & Regulations” to be added “...and agree to abide by such Rules & Regulations”, then on Page 3 Final Paragraph “The approval of this form by the association in no way presumes to give authority to violate (to be added...”ORKL Rules & Regulations and it’s governing documents, as well as...” the provisions of any local, state or federal laws relative to the proposed improvements.”

Second by: Ron Trice

Passed Unanimously: 9-0

Adjournment @ 10:10 a.m.

Motion for Adjournment: Manny

Signed:  Alex Dearmas (Secretary)

Next Scheduled Board of Directors Meeting May 12, 2018