



Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday, August 10, 2019

President Allan Ortman, called the Board of Directors Meeting to order on Saturday August 10, 2019 at 9:00 am at Stan Roe, Outdoor Resorts at Long Key, Inc.

Roll call showed the following members present at the meeting:

Allan Ortman, President; Bart Wilenski, Director; Manny Hernandez, Director; Ron De Marco, Director; Ron Trice, Vice President; Med Espinosa, Director; Tony Reyes, Director

The following members were via telephone:

Viviana Ramos-Perez, Secretary; Vivian Catá, Treasurer

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, August 8, 2019, and that all Board Members were properly notified.

The following Motions were presented during the Board Meeting:

Motion A - Allan Ortman (President) I move for the Board to approve to waive the reading of the minutes of the Board of Directors Meeting of July 13th, 2019.

Seconded by: Manny Hernandez Passed Unanimously: Yes

Motion B – Allan Ortman (President) moved for the Board to review and assign monetary fines to violations accrued in ORLK.

Seconded by: Manny Hernandez Passed Unanimously: Yes

Motion C – Allan Ortman (President) moved for the Board to amend the current Marina Slip / Lot 9 Lottery Application to include updated information and clarification of lottery eligibility.

This Motion was tabled by Allan Ortman.

Motion D – Allan Ortman (President) moved for the Board to approve a special owner’s meeting on October 19th, 2019.

Seconded by: Bart Wilenski Passed Unanimously: Yes

Motion E – Allan Ortman (President) moved for the Board to bring to the membership changing the common element consisting of “Owner’s Storage Area” from its current use to an exercise facility for use by all residents of ORLK.

Seconded by: Bart Wilenski Passed Unanimously: Yes



Outdoor Resorts at Long Key, Inc.  
Board of Directors Meeting Minutes  
Saturday, August 10, 2019

**Motion F** – Allan Ortman (President) moved for the Board to bring to the membership to the common element consisting of “Resident Bathhouses,” to reduce the current footprint to allow for a smaller separate men’s and women’s facilities and reallocate the additional space for storage purposes.

**Seconded by:** Ron De Marco **Passed Unanimously:** Yes

**Motion G** – Allan Ortman (President) moved for the Board to approve a salary increase of 4% for the park manager retroactive to his yearly anniversary date of June 18, 2019, funds to come from Manager Payroll account #04445-000.

**Seconded by:** Viviana Ramos-Perez **Passed Unanimously:** Yes

**Motion H** – Viviana Ramos-Perez, Secretary moved for the Board to approve a Paid Time Off Policy for full time employees of Outdoor Resorts Long Key.

*This Motion was tabled by Viviana Ramos-Perez.*

**Motion I** – Bart Wilenski (Director) moved for the Board to approve switching the accounting and management software from Tops Professional to Tops 1. The additional cost is \$120.00 per month, plus a \$700.00 set up, training, and installation fee, funds to come from the Computer and Software Account #04432-000.

**Seconded by:** Viviana Ramos-Perez **Passed:** 5 Yes /4 No

**Yes:** Bart Wilenski, Allan Ortman, Tony Reyes, Ron De Marco, Viviana Ramos-Perez

**No:** Vivian Catá, Ron Trice, Med Espinosa, Manny Hernandez

**Motion J** – Bart Wilenski (Director) moved for the Board to approve switching our web hosting company from FrontStep to My Community Site.com (Shyft Marketing). The cost is \$684.00 per year and a \$100.00 one-time fee for initial setup and training, funds to come from the Computer & Software Account #04432-000.

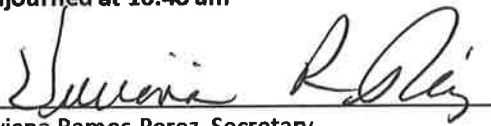
**Seconded by:** Ron De Marco **Passed Unanimously:** Yes

**Absent during vote:** Vivian Catá

**Motion for Adjournment:** Allan Ortman

**Seconded by:** Manny Hernandez

**Meeting Adjourned at 10:48 am**

Signed:   
Viviana Ramos-Perez, Secretary

8/22/19  
Date