



Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday December 10, 2022

Allan Ortman, President, called the Board of Directors Meeting to order at 9:04 am at Stan Roe, Outdoor Resorts at Long Key, Inc.

Roll call showed the following members present at the meeting:

Allan Ortman, President	Vivian Catá, Treasurer	Al Collado, Director
Bart Wilenski, Secretary	Manny Hernandez, Director	Gary Shapiro, Director

The following board members attended via Video/Phone Conference:

Ron Trice, Vice-President	Tony Reyes, Director	Orestes Gonzalez, Director
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Allan Ortman, President stated that the Board of Directors Meeting's notice was posted on the three (3) official areas of the Condominium property on Thursday December 7, 2022, and that all Board Members were properly notified.

The following Motions were presented during the Board Meeting:

Motion A: Allan Ortman (President) moved for the Board to approve to waive the reading of the minutes of the Board of Directors Meeting of November 12, 2022.

Seconded by: Manny Hernandez **Passed Unanimously**

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**

Motion C: Allan Ortman (President) I move for the Board to approve special assessment in the amount of \$180,000.00 to fund the settlement of that certain litigation styled Venturi vs. Outdoor Resorts and to cover cost of repairs in accordance with that settlement.

Seconded by: Bart Wilenski **Passed Unanimously**

Motion D: Motion: I move for the Board to approve the proposed amendment to be on the agenda for a vote at the annual meeting. Change section 2.5 of the By-Laws and Article VII of the Declaration to reduce the Quorum for member's meetings from a majority to one hundred and eighty (180) votes.

2.5 Quorum -A quorum shall consist of 180 persons. The acts approved by a vote cast at a meeting at which a quorum is present shall constitute the acts of the members.

Seconded by: Vivian Catá **Passed Unanimously**



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Motion E: Motion: I move for the Board to approve changed as below to be on the agenda for a vote at the annual meeting. Change the Declaration of Condominium, Article VII; Amending the Declaration, Section # 2, Subsection a, and By-Laws 11.2 A to be changes to read and By-Laws 11.2 B to be deleted.

- a. If the proposed change to has received the approval of the Board of Directors, then it shall require a majority of those present or by proxy to be adopted.

Seconded by: Tony Reyes

Passed Unanimously

Motion F: Motion: I move for the Board to approve changes to be on the agenda for a vote at the annual meeting. The deletion and modification to Declaration of Condominium, Article VII; Amending the Declaration, Section # 2, Subsection b, to read

- b. All amendments shall be recorded and certified as required by the Condominium Act. No amendment shall change any condominium parcel or a condominium unit's proportionate share of the common expenses or common surplus, nor the voting rights appurtenant to any unit, unless all record owner(s) thereof, and all record owners of mortgages or other voluntarily placed liens thereon, shall join in the execution of the amendment.

Currently reads:

- b. If the proposed change has not been approved by the unanimous vote of the full Board of Directors, then the proposed changes must be approved by two-thirds (2/3) vote of the membership which would be 274 votes.

All amendments shall be recorded and certified as required by the Condominium Act. No amendment shall change any condominium parcel or a condominium unit's proportionate share of the common expenses or common surplus, nor the voting rights appurtenant to any unit, unless all record owner(s) thereof, and all record owners of mortgages or other voluntarily placed liens thereon, shall join in the execution of the amendment. ~~No amendment shall be passed which shall impair or prejudice the rights of any lessor's interest under any lease.~~

Seconded by: Manny Hernandez

Passed Unanimously



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Motion G Motion: I move for the Board to vote on bringing a motion to the Annual Meeting that will allow for the placement of speed control devices (speed bumps) at specific locations in the park to address the on-going concerns of speeding.

Seconded by: Gary Shapiro

Passed 8 – 1 Orestes Gonzales No

Motion H: Motion: I move for the Board to approve the proposed ORLK budget for the fiscal year 2022-2023.

Seconded by: Bart Wilenski

Passed Unanimously

Motion for Adjournment: Allan Ortman

Seconded by: Manny Hernandez

Meeting Adjourned at 10:52

Signed:



Bartley Wilenski Secretary



Date