

Outdoor Resorts at Long Key, Inc. Board of Directors Meeting Minutes Saturday, Dec 14, 2019

Allan Ortman, President, called the Board of Directors Meeting to order on Saturday Dec 14, 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 Ron Trice, Vice President Vivian Catá, Treasurer

Manny Hernandez, Director

Viviana Ramos-Perez, Secretary

The following members were via telephone:

Med Espinosa, Director

Tony Reyes, Director

Ron De Marco, Director

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, December 12, 2019, 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 9, 2019.

Seconded by:

Manny Hernandez

Passed Unanimously:

Yes

Motion B – Allan Ortman (President) moved for the Board to approve a salary increase of 4% for the Park Manager, funds to come from the Manager Payroll Account #04445-000.

Seconded by:

Bart Wilenski

Passed Unanimously:

Yes

Note: This increase will be pro-rated to previous increase received in July 2019.

Motion C – Ron Trice (Vice-President) moved for the Board to approve the following motion to be voted by unit owners in the February 2020 Annual Meeting. The vote will reflect changing the quorum from 205 votes to 180 votes.

Seconded by:

Bart Wilenski

Passed Unanimously:

Yes

Note: Owners must vote to change ByLaw 2.5 Quorum during February 2020 Annual meeting as follows:.

Current: A quorum at member's meeting shall consist of persons to cast a majority of the votes of the entire membership. The acts approved by a majority of the votes cast at a meeting at which a quorum is present shall constitute the acts of the members, except when approval by a great number of members is required by the Declaration of Condominium, the Articles of Incorporation of these ByLaws.



Proposed: A quorum at member's meeting shall consist of one hundred eighty votes whether voting in person or by proxy or electronically. This will serve as a majority of votes cast for acts at a meeting which a quorum is present and shall constitute the acts of the members, except when approval by a great number of members is required by the Declaration of Condominium, the Articles of Incorporation of these ByLaws.

Motion D – Viviana Ramos-Perez, (Secretary) moved for the Board to approve to the Paid Time Off Policy effective date from 10/1/19 to 1/1/20.

Seconded by: Bart Wilenski Passed Unanimously: Yes

Motion E – Viviana Ramos-Perez, (Secretary) moved for the Board to approve the Corrective Action Policy which outlines guidelines on Attendance and Tardiness.

Seconded by: Bart Wilenski Passed Unanimously: Yes

Motion F – Viviana Ramos-Perez, (Secretary) moved for the Board to approve the Attendance & Tardiness Policy which outlines guidelines for the Corrective Action Process.

Seconded by: Bart Wilenski Passed Unanimously: Yes

Motion G – Vivian Cata, (Treasurer) moved for the Board to approve the proposed ORLK budget for the fiscal year 2020-2021.

Seconded by: Bart Wilenski Passed Unanimously: Yes

Motion H – Tony Reyes, (Director) moved for the Board to approve an architectural proposal for the boat ramp, cost not to exceed \$5,800.00. Funds to come from the Professional Service Account #4555-000.

Seconded by: Viviana Ramos-Perez Passed Unanimously: Yes

Motion I – Tony Reyes, (Director) moved for the Board to approve an architectural proposal for the bath houses, cost not to exceed \$5,800.00. Funds to come from the Professional Service Account #4555-000.

Seconded by: Manny Hernandez Passed Unanimously: Yes

Motion J – Tony Reyes, (Director) moved for the Board to approve an architectural proposal for the seawalls located at lots 287-288, cost not to exceed \$5,800.00. Funds to come from the Professional Service Account #4555-000.

Seconded by: Bart Wilenski Passed Unanimously: Yes



Motion K – Tony Reyes, (Director) moved for the Board to approve installing a new AC unit in the Fitness Center, cost not to exceed \$6,000.00. Funds to come from General Repairs and Maintenance Account #4570-000.

Seconded by:

Bart Wilenski

Passed Unanimously:

Yes

Motion for Adjournment: Allan Ortman

Seconded by: Manny Hernandez

Meeting Adjourned at 10:33 am

Signed:

Viviana Ramos-Perez, Secretary