



**Outdoor Resorts at Long Key, Inc.  
Board of Directors Meeting Minutes  
Saturday January 8, 2022**

Allan Ortman, President, called the Board of Directors Meeting to order on Saturday January 8, 2022 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                      Al Collado, Director                      Bart Wilenski, Director  
Manny Hernandez, Director

The following board members attended via Video/Phone Conference:

Ron Trice, Vice-President                      Viviana Ramos-Perez, Secretary                      Ron DeMarco, Director

The following board member were absent:

Vivian Cata, Treasurer                      Tony Reyes, 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 Wednesday January 5, 2022, and that all Board Members were properly notified.

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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 December 11, 2021.

**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:**     Bart Wilenski                      **Passed Unanimously:**     Yes

**Motion C** – Allan Ortman (President) moved for the Board to approve the appointment of Ms. Corinna Echeveria to the position of Vice President of Voter Validation for the February 12<sup>th</sup>, 2022 Annual Meeting.

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

**Motion D** – Allan Ortman (President) moved for the Board to approve the appointment of the following for the Proxy/Ballot Committee for the February 12<sup>th</sup>, 2022 Annual Meeting. Committees report to the Association Manager, Adam Ross.

**Proxy/Ballot Committee:** Chairperson – Mary Ann Czech

**Members:**             Sandy Roy             Sue Wilenski             Gail Ellington             Barbara Reid             Judy Stevens

**Seconded by:**     Manny Hernandez                      **Passed Unanimously:**     Yes



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**Motion E – Allan Ortman (President) moved for the Board to approve an addendum to Rules and regulations, Section 11. Bicycles, to read the following:**

**11. Bicycles**

- A. Bicycles shall be equipped, when operated at night, with a front light and rear red reflector (or red light).
- B. Any person under the age of 16 must wear a helmet
- C. Battery Powered Scooters or skateboard
  - 1. Any person under the age of 16 must wear a helmet
  - 2. Must be operated as if on a public road
  - 3. May only be operated during the daytime (no nighttime use)

**Seconded by: Bart Wilenski                      Passed Unanimously: Yes**

**Motion F – Allan Ortman (President) moved for the Board to approve an addendum to Rules and Regulations, Section 14. Parking Subsection G; Ocean Lot 9 – Boat Trailer Parking Only (13), to read the following:**

- 13. If a unit is rented, during the lease period, owners are not permitted to participate.

**Seconded by: Bart Wilenski                      Passed Unanimously: Yes**

**Motion G - Allan Ortman (President) moved for the Board to approve an alteration to Rules and Regulations, Section 8, Watercraft / Dockage Subsection K; Marina Boat Slips (17), to read the following:**

- 17. If a unit is rented during the lease period, owners are not permitted to participate.

**Seconded by: Bart Wilenski                      Passed Unanimously: Yes**

**Motion H - Allan Ortman (President) moved 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. Approximately fifteen (15) to twenty-six (26) speed bumps would be purchased from Traffic Cones For Less, cost not to exceed \$4,700.00. Funds to come from General Repairs & Maintenance account #4575-000.**

**Rationale:** Placement of speed bumps will assist in controlling issues of speeding and reckless driving of both motor vehicles and battery powered conveyances.

**Seconded by: Bart Wilenski                      Passed Unanimously: Yes**



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**Motion I - Allan Ortman (President) moved for the Board to approve the repairs for the boat ramp, cost not to exceed \$82,500.00. Funds to come from the Pool Reserves Account #2230-000.**

**Seconded by: Bart Wilenski                      Passed: Yes**

**Votes as follows:**

**Ortman – Yes    Wilenski – Yes    Collado – Yes    DeMarco – Yes    Hernandez – Yes**

**Trice – No    Ramos-Perez – No    Cata – Absent    Reyes – Absent**

**Motion J - Allan Ortman (President) moved for the Board to approve purchasing five (5) NO WAKE buoys from Rolyan Buoys, cost not to exceed \$5,700. Funds to come from the General Repairs & Maintenance account #4575-000.**

**Seconded by: Bart Wilenski                      Passed Unanimously: Yes**

**Motion for Adjournment: Manny Hernandez**

**Seconded by: Allan Ortman**

**Meeting Adjourned at 10:03 am**

Signed: \_\_\_\_\_

Viviana Ramos-Perez, Secretary

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Date