

Outdoor Resorts at Long Key, Inc. **Board of Directors Meeting Minutes** Saturday January 9, 2021

Allan Ortman, President, called the Board of Directors Meeting to order on Saturday January 9, 2021 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

Ron Trice, Vice President Manny Hernandez, Director Bart Wilenski, Director Tony Reyes, Director

Al Collado, Director Viviana Ramos-Perez, Secretary

The following board members were via telephone:

The following board members were absent:

Ron De Marco, Director

Vivian Cata, 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 January 7, 2021, 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 December 12, 2020.

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 approve the appointment of Ms. Corinna Echeverria to the position of Vice President of Voter Validation for the February 13, 2021 Annual Meeting.

Seconded by:

Manny Hernandez

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 13, 2021 Annual Meeting Committees report to the Association Manager, Adam Ross.

Proxy/Ballot Committee: Chairperson – Yasimy Oliva

Members:

Theresa Espinosa

Gail Ellington

Dorsey Jacobs

Violet Jacobs

Abraham Echeverria

Seconded by:

Manny Hernandez

Passed Unanimously:



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Motion E – Bart Wilenski (Director) moved for the Board to approve the addendum to the Rules and Regulations, Section 1. Unit Utilization, Subsection K; Landscaping, to read:

Unit Owners shall not cover more than 75% of their lots with concrete, blacktop, decks, or pavers. The remaining 25% of the lot shall be retained for grass, shrubbery, flowers, and other vegetation. The use of coconut palms is prohibited. Grass can be substituted with decorative aggregate. All decorative aggregate must be porous and have drainage capabilities. Other vegetation must include a minimum of one palm (coconut palms do not comply with this requirement). Trees or protected vegetation cannot be removed, only relocated. Any palm or tree that dies or is removed must be replaced by the owner. The owner must submit a Unit Improvement Form before any clearing, removal, or relocation of trees.

This motion was tabled during the meeting.

Motion F – Bart Wilenski (Director) moved for the Board to approve all residents, owners, and guests will be assessed a licensing fee of approximately \$50 for each dog which shall be used for the establishment of a DNA profile.

This motion was tabled during the meeting.

Motion for Adjournment: Manny Hernandez

Seconded by: Bart Wilenski

Meeting Adjourned at 11:05 am

Signed:

Viviana Ramos-Perez, Secretary

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