



**Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday June 13th, 2020**

Allan Ortman, President, called the Board of Directors Meeting to order on Saturday June 13, 2020 at 9:02 am at Upper Recreation, Outdoor Resorts at Long Key, Inc.

Roll call showed the following members present at the meeting:

Allan Ortman, President	Ron Trice, Vice President	Tony Reyes, Director
Bart Wilenski, Director	Al Collado, Director	Manny Hernandez, Director
Viviana Ramos-Perez, Secretary		

The following board members were via telephone:

Ron De Marco, Director	Vivian Cata, Treasurer
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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 June 11, 2020, 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 May 9, 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: Bart Wilenski **Passed Unanimously:** Yes

Motion C – Allan Ortman (President) moved for the Board to approve an addendum to Rules and Regulations, Section #7; Common Buildings, Subsection J; Swimming Pool, sub subsection #11; Prohibited Items, to read;

Community events approved by the management of ORLK are exempt from the prohibited items provision.

Seconded by: Tony Reyes **Passed Unanimously:** Yes

Motion D – Allan Ortman (President) moved for the Board to approve an addendum to Rules and Regulations, Section #7; Common Buildings, Subsection J; Swimming Pool, to read:

#12. Use of the Kiddie Pool is reserved for young children (ages 3 & under) and accompanying adult(s) for their supervision. Adult use of this amenity without a child is prohibited.

Seconded by: Al Collado **Passed Unanimously:** Yes



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Motion E – Tony Reyes (Director) moved for the board to approve the following change to the Construction Rules of ORLK amended April 13, 2019 in Section 14. Additional Requirements for Elevated Living Facilities, FEMA Sets (Of 36”) and Elevated home (of 8’): Number 8. Page 10 of 17

Current Rule: 8. The maximum height above the crown of the road at the highest point of the elevated home shall be no more than 25 feet.

Proposed : The maximum height of any structure constructed on a unit/lot shall not exceed the height allowed by Monroe County’s applicable laws, codes and regulations governing construction on the condominium property, as amended from time to time.

Seconded by: Manny Hernandez

Motion Revised

Motion E (Revised) – Tony Reyes (Director) revised Motion E as follows: moved for the board to approve the following change to the Construction Rules of ORLK amended April 13, 2019 in Section 14. Additional Requirements for Elevated Living Facilities, FEMA Sets (Of 36”) and Elevated home (of 8’): Number 8. Page 10 of 17

Current Rule: 8. The maximum height above the crown of the road at the highest point of the elevated home shall be no more than 25 feet.

Revised: The maximum height of any structure constructed on a unit/lot shall not exceed the height allowed by Monroe County’s applicable laws, codes and regulations governing construction on the condominium property, as amended from time to time. No set of drawings will be reviewed or approved for a period of 60 days.

Seconded by: Manny Hernandez

Passed: Yes (5 to 4)

Vote Outlined below: Yes: 5 No: 4

Allan Ortman: Yes

Ron DeMarco: Yes

Manny Hernandez: Yes

Al Collado: Yes

Tony Reyes: Yes

Bart Wilenski: No

Ron Trice: No

Vivian Cata: No

Viviana Ramos-Perez: No

Motion F – Tony Reyes (Director) moved for the board to approve the final Bath Houses’ design submitted by Terra Mar Architectural Services.

Seconded by: Manny Hernandez

Passed Unanimously: Yes



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Motion G – Tony Reyes (Director) moved for the board to approve the following language to the ORLK Construction Rules and Regulations:

“Electrical Service – All units shall comply with the current limitations and power grid. No unit can draw more than 100 amps from the main electrical branch to their respective panel.”

Seconded by:	Ron DeMarco	Passed:	Yes
Vote Outlined below:	Yes: 5	No: 1	Abstained: 3
Allan Ortman: Yes	Ron DeMarco: Yes	Manny Hernandez: Yes	
Al Collado: Yes	Tony Reyes: Yes		
Vivian Cata: No			
Bart Wilenski: Abstained	Ron Trice: Abstained		
Viviana Ramos-Perez: Abstained			

Motion for Adjournment: Allan Ortman

Seconded by: Manny Hernandez

Meeting Adjourned at 11:35 am

Signed: *Viviana Ramos-Perez*
Viviana Ramos-Perez, Secretary

6/13/20
Date