

Outdoor Resorts at Long Key, Inc. Board of Directors Meeting Minutes Saturday March 13, 2021

Allan Ortman, President, called the Board of Directors Meeting to order on Saturday March 13, 2021 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 Ron De Marco, Director Manny Hernandez, Director

Bart Wilenski, Director Tony Reyes, Director

The following board members were via telephone:

Ron Trice, Vice- President

Vivian Cata, Treasurer

Viviana Ramos-Perez, Secretary

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 March 11, 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 January 9th and February 25, 2021.

(This motion was amended at the meeting to add the February 25, 2021 minutes)

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:

Ron De Marco

Passed Unanimously:

Yes

Motion C – Allan Ortman (President) moved for the Board to approve the purchase of two (2) gasoline powered 2020 Club Car Golf Carts from Key Carts and one (1) electric powered 2021 Club Car Golf Cart from Cutler Bay Carts for a combined total of \$26,297.76. Funds to come from Reserve account #2230-000.

Seconded by:

Bart Wilenski

Passed Unanimously:

Yes

Motion D – Allan Ortman (President) moved for the Board to approve the purchase of a pool water heater, cost not to exceed \$2,200 funds to come from the Pool Repairs & Maintenance account #4580-000. (Account number was corrected during the meeting).

Seconded by:

Ron De Marco

Passed Unanimously:

Yes



Motion E – Allan Ortman (President) moved for the Board to approve the purchase of a snap panel cooler and freezer combination box for the Bayside Market, cost not to exceed \$25,000, funds to come from the Repairs and Maintenance-Store account #4590-001.

Seconded by: Ron De Marco Passed Unanimously: Yes

Motion F – Allan Ortman (President) moved for the Board to approve a roof inspection report for all common area buildings, cost not to exceed \$2,250, funds to come from Professional Service account #4555-000. This inspection is required by our insurance company every five years.

Seconded by: Manny Hernandez Passed Unanimously: Yes

Motion G – Allan Ortman (President) moved for the Board to approve an insurance appraisal report for all common area buildings, cost not to exceed \$5,450, funds to come from Professional Service account #4555-000. This report is required by our insurance company every five years.

Seconded by: Bart Wilenski Passed Unanimously: Yes

Motion for Adjournment: Allan Ortman

Seconded by: Tony Reyes

Meeting Adjourned at 10:03 am

Signed:

Viviana Ramos-Perez, Secretary

Date