



Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday, March 14, 2020

Allan Ortman, President, called the Board of Directors Meeting to order on Saturday March 14, 2020 at 9:08 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

Manny Hernandez, Director
Al Collado, Director

The following board members were via telephone:

Ron Trice, Vice President
Ron De Marco, Director
Viviana Ramos-Perez, Secretary

Viviana 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 Thursday, March 12, 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 January 11, 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 the filing of a counterclaim in the pending Venturi litigation for declaratory relief as to the obligations for seawall maintenance, repair and replacement as between the Association and the unit owners.

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

Motion D – Allan Ortman (President) moved for the Board to approve purchasing materials for a Bocce Ball Court, cost not to exceed \$3,300.00. funds to come from the LKLK account #01040-005.

Postponed by Allan Ortman

Motion E – Allan Ortman (President) moved for the Board to approve for LKLK to purchase a projector, cost not to exceed \$2,000.00. Funds to come from LKLK account #01040-005.

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



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Motion F – Viviana Ramos-Perez, (Secretary) moved for the Board to approve the Holiday Policy effective 1/1/20.

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

Motion G – Tony Reyes, (Director) moved for the Board to approve TerraMar Architectural Design Services Agreement for the Bath Houses, cost not to exceed \$10,000.00. Funds to come from the Reserve account #2230-000.

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 \$11,000.00. Funds to come from the Reserve account #2230-000.

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

Motion I – Tony Reyes, (Director) moved for the Board to approve adding the following to the Rules & Regulations under “7. Common Use Area.”

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

Motion J – Tony Reyes, (Director) moved for the Board to approve the purchase of two mixers from Keys Supply, Inc. Plantation, cost not to exceed \$13,000.00. Funds to come from the Pooled Reserved account #2230-000.

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

Motion K – Tony Reyes, (Director) moved for the Board to adding the following rule under “14. Parking”.
“I. Towing: All motor vehicles, vessels, and trailers or improperly parked will be towed at the owner’s expense.”

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

Motion L – Bart Wilenski, (Director) moved for the Board to approve amending Motion K to read as follows:
“I. Towing: All motor vehicles, vessels, and trailers *unauthorized* or improperly parked will be towed at the owner’s expense.”

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

Motion for Adjournment: Allan Ortman **Seconded by: Manny Hernandez**
Meeting Adjourned at 10:23 am.

Signed: _____

Viviana Ramos-Perez, Secretary

Date