



**Outdoor Resorts at Long Key, Inc.  
Board of Directors Meeting Minutes  
Saturday November 12, 2022**

**Bart Wilenski, Secretary , called the Board of Directors Meeting to order at 9:02 am at Stan Roe, Outdoor Resorts at Long Key, Inc.**

Roll call showed the following members present at the meeting:

Al Collado, Director	Bart Wilenski, Secretary	Gary Shapiro, Director
Vivian Catá, Treasurer	Manny Hernandez, Director	

The following board members attended via Video/Phone Conference:

Ron Trice, Vice-President	Tony Reyes, Director
---------------------------	----------------------

The following board member was absent:

Allan Ortman, President	Orestes Gonzalez, Director
-------------------------	----------------------------

Bart Wilenski stated that the Board of Directors Meeting's notice was posted on the three (3) official areas of the Condominium property on Thursday November 9, 2022, and that all Board Members were properly notified.

---

The following Motions were presented during the Board Meeting:

**Motion A:** Bart Wilenski (Secretary) moved for the Board to approve to waive the reading of the minutes of the Board of Directors Meeting of September 10, 2022.

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

**Motion B:** Bart Wilenski (Secretary) moved for the Board to review and assign monetary fines to violations accrued in ORLK.

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

**Motion C:** Bart Wilenski (Secretary) moved for the Board to approve installing impact resistant windows in Stan Roe. Cost not to exceed \$17,000; funds to come from the Pooled Reserves account #02230-000.

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



**Outdoor Resorts at Long Key, Inc.  
Board of Directors Meeting Minutes  
Saturday November 12, 2022**

**Motion D:** Bart Wilenski (Secretary) moved for the Board to approve the installation of Chateau Konig Eco Resilient flooring in Stan Roe. Cost not to exceed \$14,000; funds to come from the Pooled Reserves account #02230-000.

**Seconded by: Manny Hernandez**

**Passed Unanimously**

**Motion E:** Vivian Catá, (Treasurer) moved for the Board to approve moving of monies from Centennial Bank Tax account 1082-000 for \$16,000 and moving of monies from Centennial Bank Insurance account 1081-000 for \$39,000 for a total of \$55,000, into Centennial Bank Operating Account 1080-000. The insurance and tax accounts are part of the operating accounts.

**Seconded by: Bart Wilenski**

**Passed Unanimously**

**Motion F:** Vivian Catá, (Treasurer) moved for the Board to approve paying the attorney fees from recently resolved litigation. Cost not to exceed \$60,000; funds to come from the Centennial Bank Operating Account 1080-000

**Seconded by: Al Collado**

**Passed Unanimously**

**Motion G:** Bart Wilenski moved for the Board to approve correction to Rules and Regulations, Section # 1; Unit Utilization, Subsection E; Combined Adjacent Units, 2, to read:

2. The unit (lot) owner, before starting construction, shall execute a form, to be provided by the Association, in which said unit (lot) owner agrees combined ownership of the unit.

**Seconded by: Al Collado**

**Passed Unanimously**

**Motion H:** Bart Wilenski moved for the Board to approve correction to Rules and Regulations, Section # 5; Pet, Subsection F, 2, to read:

2. Bathhouse 1 (Near West Island)

**Seconded by: Manny Hernandez**

**Passed Unanimously**



**Outdoor Resorts at Long Key, Inc.  
Board of Directors Meeting Minutes  
Saturday November 12, 2022**

**Motion I:** Bart Wilenski moved for the Board to approve an addition to Rules and Regulations, Section # 6; Nuisance, Subsection C, to read:

C. Each unit owner has the continuous responsibility to maintain the condition and appearance of their property in an acceptable manner. Should a unit owner fail to maintain their property in an acceptable manner the Manager with the endorsement of the Board of Directors shall serve due notice to the owner stipulating the improvements or corrections that shall be made. Fine for noncompliance is \$100.00 per violation or \$1,000 in the aggregate.

**Seconded by: Gary Shapiro**

**Passed (6 Yes – 1 No – Ron Trice)**

**Motion J:** Bart Wilenski moved for the Board to approve modifying and adding to Rules and Regulations, Section # 7; Common Buildings, Subsection D; Private Parties; 7, to read:

7. Fee for private party is \$50.00

**Seconded by: Vivian Catá**

**Passed unanimously**

**Motion K:** Bart Wilenski moved for the Board to approve an addition to Rules and Regulations, Section # 7; Common Buildings, Subsection D; Private Parties; 8, to read:

8. Owners and tenants must be the lessee and at the party. No subletting!

**Seconded by: Al Collado**

**Passed unanimously**

**Motion L:** Bart Wilenski moved for the Board to approve correction to the rules and regulations, Section # 8: Watercraft/Dockage, Subsection A, 4, to read:

4. Guests are not allowed to bring in boats, trailers, personal watercrafts, or additional watercrafts.

**Seconded by: Al Collado**

**Passed Unanimously**



**Outdoor Resorts at Long Key, Inc.  
Board of Directors Meeting Minutes  
Saturday November 12, 2022**

**Motion M:** Bart Wilenski moved for the Board to approve correction to Rules and Regulations, Section # 10; Vehicular Traffic, Subsection A, to read:

**A.** Those operating vehicles, including, but not limited to, automobiles, motorcycles, motor bikes, and mopeds within the boundaries of the Park, shall comply with, and make sure the vehicles they own and/or operate comply with the following:

**Seconded by: Al Collado**

**Passed unanimously**

**Motion N:** I move for the Board to approve an addition to Rules and Regulations, Section # 10; Vehicular Traffic, Subsection A, 4, to read:

**4.** All street vehicles and trailers must be registered with ORLK, must have the proper ORLK decals displayed visibly, and must be operational and comply with Florida's Department of Motor Vehicles (DMV) laws.

**Seconded by: Vivian Catá**

**Passed unanimously**

**Motion O:** Bart Wilenski moved for the Board to approve modification to Rules and Regulations, Section # 14; Parking, Subsection E; Recreational Vehicles (RV's) Parking, 6, to read:

**6.** Fee is \$6.00 a day or \$80 per month. After 6/1/2023 fee is \$6.00 a day or \$150.00 per month.

**Seconded by: Al Collado**

**Passed unanimously**

**Motion P:** Bart Wilenski moved for the Board to approve an addition to Rules and Regulations, Section # 14; Parking, Subsection E; Recreational Vehicles (RV's) Parking, 7, to read:

**7.** Reservations can be made one week in advance.

**Seconded by: Ron Trice**

**Passed unanimously**



**Outdoor Resorts at Long Key, Inc.  
Board of Directors Meeting Minutes  
Saturday November 12, 2022**

**Motion Q:** Bart Wilenski moved for the Board to approve an addition to Rules and Regulations, Section # 14; Subsection H; Cargo Trailer (s), 4, to read:

4. Fee is \$6.00 a day or \$80 per month. After 6/1/2023 fee is \$6.00 a day or \$150.00 per month.

**Seconded by: Vivian Catá**

**Passed unanimously**

**Motion R:** Bart Wilenski approved for the Board to approve modification to Rules and Regulations, Section # 17; Hearing & Fining (H&F); Subsection A, to read:

1. Unit Utilization (O) Unit Improvement Form

**Seconded by: Al Collado**

**Passed unanimously**

**Motion S:** Bart Wilenski moved for the Board to approve modifications to Rules and Regulations, Section # 17; Hearing and Fining (H&F); Subsection A, to read:

6. Nuisance: (A), (B), and or (C)

**Seconded by: Vivian Catá**

**Passed unanimously**

**Motion T:** Bart Wilenski moved for the Board to approve modification to Rules and Regulations, Section # 20; Rental Rules; Subsection B, to read:

- B. Rental Registrations must be in the office 14 business days before rental.

**Seconded by: Al Collado**

**Passed unanimously**

**Motion U:** Bart Wilenski moved for the Board to approve modifications to Rules and Regulations, Section # 20, Rental Rules, Subsection C, to read:

- C. Rental registrations will not be accepted any earlier than (3) months in advance.

**Seconded by: Gary Shapiro**

**Passed unanimously**



**Outdoor Resorts at Long Key, Inc.  
Board of Directors Meeting Minutes  
Saturday November 12, 2022**

**Motion V:** Bart Wilenski moved for the Board to approve modification to Rules and Regulations, Section # 20; Rental Rules; Subsection E, to read:

E. Rental Registrations must have names of all renters and numbers of car registration, boat, trailer, and personal watercraft. Registration of all cars, boat, trailers, etc. must be completed when brought into the park. The Rental Registrations cannot be changed, altered, or modified after being submitted to the office.

**Seconded by: Al Collado**

**Passed unanimously**

**Motion W:** Bart Wilenski moved for the Board to approve the modifications, deletions, & additions to Marina Wet Slip & Lot 9 Boat Trailer Storage Lottery Application

**Seconded by: Al Collado**

**Passed unanimously**

**Motion X:** Bart Wilenski moved for the board to approve the modifications, deletions, & additions to the Rental Registration Form.

**Seconded by: Manny Hernandez**

**Passed unanimously**

**Motion Y:** Bart Wilenski moved for the Board to approve the modifications, deletions, & additions to the Facility Reservation Form.

**Seconded by: Manny Hernandez**

**Passed unanimously**

**Motion for Adjournment: Manny Hernandez**

**Seconded by: Gary Shapiro**

**Meeting Adjourned at 10:26**

Signed:

  
Bartley Wilenski Secretary

12/15/22  
Date