



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

Ron Trice, Vice-President, called the Board of Directors Meeting to order on Saturday November 14, 2020 at 9:00 am at Stan Roe, Outdoor Resorts at Long Key, Inc.

Roll call showed the following members present at the meeting:

Ron Trice, Vice President
Al Collado, Director

Vivian Cata, Treasurer

Bart Wilenski, Director

The following board members were via telephone:

Allan Ortman, President
Manny Hernandez, Director
Viviana Ramos-Perez, Secretary

The following board members were absent:

Ron De Marco, Director
Tony Reyes, Director

Ron Trice stated that the Board of Directors Meeting's notice was posted on the three (3) official areas of the Condominium property on Thursday November 12, 2020, and that all Board Members were properly notified.

The following Motions were presented during the Board Meeting:

Motion A – Ron Trice (Vice-President) moved for the Board to approve to waive the reading of the minutes of the Board of Directors Meeting of October 10, 2020.

Seconded by: Bart Wilenski

Passed Unanimously: Yes

Motion B – Ron Trice (Vice-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 – Ron Trice (Vice-President) moved for approve purchasing and replacing dock fenders for the Marina floating docks from Marina Products & Equipment, cost not to exceed \$3,200.00. Funds to come from the General Repair & Maintenance Account #4570-000.

Seconded by: Bart Wilenski

Passed Unanimously: Yes

Motion D – Ron Trice (Vice-President) moved for the Board to approve purchasing and replacing 'Yield' signs throughout the park with 'Stop' signs. Cost not to exceed \$1,000.00, funds to come from the General Repair & Maintenance Account #4570-000.

Seconded by: Bart Wilenski

Passed Unanimously: Yes

Motion E – Ron Trice (Vice-President) moved for the Board to approve repairing the Terrazzo flooring in the Upper Rec. Work to be done by Great Finishes Inc., cost not to exceed \$6,000. Funds to come from the Reserve Account #2230-000.

Seconded by: Vivian Cata

Passed Unanimously: Yes



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Motion F – Ron Trice (Vice-President) 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 #4570-000.

Seconded by: Vivian Cata **Passed Unanimously:** Yes

Motion G – Bart Wilenski (Director) moved for the Board to approve the purchase of five (5) cameras and a DVR for the Gym from CCTV Security Pros, cost not to exceed \$1,800.00. Funds to come from the General Repair & Maintenance Account #4570-000.

Seconded by: Vivian Cata **Passed Unanimously:** Yes

Motion H – Bart Wilenski (Director) moved for the Board to approve the purchase of one (1) camera for the Dog Park from KCS, cost not to exceed \$1,000.00. Funds to come from the Reserve account #4570-000.

Seconded by: Vivian Cata **Passed Unanimously:** Yes

Motion I – Al Collado (Director) moved for the Board two lot owners to enter the lottery for the purpose of sharing one (1) boat slip, with contingencies.

1. They **MUST** declare the sharing of the slip **BEFORE** the drawing.
2. Once the first name is drawn, the second name (if drawn) is not valid.
3. The two (2) lot owners agree to share one (1) spot for **ONLY** their registered vessels.
4. The park does not get involved or mediate for the two (2) lot owners. The park will recognize one as the primary which will be held responsible in any discrepancy.
5. Both registered vessels must fit in the awarded slip.

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

No Votes: Allan Ortman, Ron Trice, Ron DeMarco

Yes Votes: Al Collado, Manny Hernandez, Vivian Cata, Tony Reyes, Viviana Ramos-Perez.

Motion for Adjournment: Bart Wilenski

Seconded by: Al Collado

Meeting Adjourned at 10:50 am

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Signed:


Viviana Ramos-Perez, Secretary

Date

