



BOARD OF DIRECTORS' MEETING

Date: Saturday, December 12, 2020 **Stan Roe. Time:** 9a.m

Attendance:

<input type="checkbox"/> Allan Ortman	<input type="checkbox"/> Al Collado	<input type="checkbox"/> Tony Reyes
<input type="checkbox"/> Bart Wilenski	<input type="checkbox"/> Ron De Marco	<input type="checkbox"/> Vivian Catá
<input type="checkbox"/> Manny Hernandez	<input type="checkbox"/> Ron Trice	<input type="checkbox"/> Viviana Ramos-Perez

Motion Sheet

Allan Ortman (President) – Motions (A-D)

A. Motion: I move for the Board to approve to waive the reading of the minutes of the Board of Directors Meeting of November 14th, 2020.

Second by: _____

Vote: Ortman _____ Trice _____ Catá _____ Wilenski _____ Collado _____

Demarco _____ Reyes _____ Ramos-Perez _____ Hernandez _____

Motion Outcome:	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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B. Motion: I move for the Board to review and assign monetary fines to violations accrued in ORLK.

Second by: _____

Rationale: Amendment to Chapter 718 requires the Board, in an open meeting, to assess fines relating to park violations.

Vote: Ortman _____ Trice _____ Catá _____ Wilenski _____ Collado _____

Demarco _____ Reyes _____ Ramos-Perez _____ Hernandez _____

Motion Outcome:	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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Outdoor Resorts at Long Key a Condominium

P.O. Box 816 Long Key, Florida 33001

C. Motion: I move for the Board to approve the Board Resolution authorizing remote participation at members meetings.

Second by: _____

Rationale: The Board wishes to adopt this resolution to authorize remote participation and voting at Association meetings and to establish guidelines with respect thereto, especially in light of the impact of COVID-19 on the ability of members to participate at meetings in-person.

Vote: Ortman _____ Trice _____ Catá _____ Wilenski _____ Collado _____

Demarco _____ Reyes _____ Ramos-Perez _____ Hernandez _____

Motion Outcome:	_____ Passed	_____ Did not Pass
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D. Motion: I move for the Board to approve a motion to be sent for an owner vote at the Annual meeting allowing for the alteration of common area on Tiki Island for the placement of a small-scale lighthouse.

Second by: _____

Rationale: The change in common area on the west end of Tiki Island would allow for the privately funded construction of a functioning lighthouse to serve as both a navigational aid and a signature representation of ORLK.

Vote: Ortman _____ Trice _____ Catá _____ Wilenski _____ Collado _____

Demarco _____ Reyes _____ Ramos-Perez _____ Hernandez _____

Motion Outcome:	_____ Passed	_____ Did not Pass
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Viviana Ramos-Perez (Secretary) – Motions (E-F)

E. Motion: I move for the Board to approve a revision to the Paid Time Off policy allowing employees to cash in PTO hours once a year at \$0.95 cents on the dollar.

Second by: _____

Rationale: Allows employees flexibility to not max out on accrued hours and provides available funds for employee emergency needs.

Vote: Ortman _____ Trice _____ Catá _____ Wilenski _____ Collado _____

Demarco _____ Reyes _____ Ramos-Perez _____ Hernandez _____

Motion Outcome:	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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F. Motion: I move for the Board to approve the Background Investigation Policy.

Second by: _____

Rationale: To establish a formal process for Background Investigations to ensure candidates hired do not have any concerning issues in their background. This process will also enhance safety of staff and residents of Outdoor Resorts.

Vote: Ortman _____ Trice _____ Catá _____ Wilenski _____ Collado _____

Demarco _____ Reyes _____ Ramos-Perez _____ Hernandez _____

Motion Outcome:	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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Vivian Cata (Treasurer) – Motions (G)

G. Motion: I move for the Board to approve the propose ORLK budget for the fiscal year 2021-2022.

Second by: _____

Rationale: Upcoming budget needs to be approved by the ORLK Board of Directors before being approved by owners at the Annual Meeting.

Vote: Ortman _____ Trice _____ Catá _____ Wilenski _____ Collado _____

Demarco _____ Reyes _____ Ramos-Perez _____ Hernandez _____

Motion Outcome:	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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Tony Reyes (Director) – Motions (H)

H. Motion: I move for the Board to approve to remodel the Bathhouses. Work to be done by B.C Arvizu Construction, cost not to exceed \$130,000.00. Funds to come from Reserve account # 2230-000.

Second by: _____

Rationale: Remodel Bathhouses due to damages caused by hurricane Irma.

Vote: Ortman _____ Trice _____ Catá _____ Wilenski _____ Collado _____

Demarco _____ Reyes _____ Ramos-Perez _____ Hernandez _____

Motion Outcome:	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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Bart Wilenski (Director) – Motions (I)

- I. Motion: I move for the Board to approve purchasing the gym equipment from Elite Equipment International, cost not to exceed \$20,000.00. Funds to come from the General Repair & Maintenance account # 4570-000.

Second by: _____

Rationale: The next step towards completing the Gym is to purchase the gym equipment.

Vote: Ortman _____ Trice _____ Catá _____ Wilenski _____ Collado _____

Demarco _____ Reyes _____ Ramos-Perez _____ Hernandez _____

Motion Outcome:	_____ Passed	_____ Did not Pass
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Adjournment @ _____ a.m.

Motion for Adjournment: _____

Signed: _____ Viviana Ramos-Perez (Secretary)