



Outdoor Resorts at Long Key a Condominium

P.O. Box 816 Long Key, Florida 33001

BOARD OF DIRECTORS' MEETING

Date: Saturday, March 11, 2023 **Stan Roe. Time:** 9a.m

Attendance:

<input type="checkbox"/> Ron Trice	<input type="checkbox"/> Al Collado	<input type="checkbox"/> Tony Reyes
<input type="checkbox"/> Bart Wilenski	<input type="checkbox"/> Gary Shapiro	<input type="checkbox"/> Vivian Catá
<input type="checkbox"/> Manny Hernandez	<input type="checkbox"/> Omar Gomez	<input type="checkbox"/> Orestes Gonzalez

Motion Sheet

Bart Wilenski (Vice-President) – Motions (A-G)

A. Motion: I move for the Board to approve to waive the reading of the minutes of the Board of Directors Meeting of January 14th, 2023.

Second by: _____

Vote: Trice _____ Wilenski _____ Catá _____ Collado _____ Gonzalez _____
Reyes _____ Shapiro _____ Hernandez _____ Gomez _____

Motion Outcome:	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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B. Motion: I move for the Board to approve to waive the reading of the minutes of the Board of Directors Meeting of February 25th, 2023.

Second by: _____

Vote: Trice _____ Wilenski _____ Catá _____ Collado _____ Gonzalez _____
Reyes _____ Shapiro _____ Hernandez _____ Gomez _____

Motion Outcome:	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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C. 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: Trice_____ Wilenski_____ Catá_____ Collado_____ Gonzalez_____
Reyes_____ Shapiro_____ Hernandez_____ Gomez_____

Motion Outcome:	_____ Passed	_____ Did not Pass
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D. Motion: I move for the Board to approve purchasing benches and a stove, cost not to exceed \$4,700.00. Funds to come from the Fishing Club account # 01040-004.

Second by: _____

Rationale: The Fishing Club would like to make a donation to replace the stove in the Lower Rec Kitchen and if there are funds left over to replace some of the benches.

Vote: Trice_____ Wilenski_____ Catá_____ Collado_____ Gonzalez_____
Reyes_____ Shapiro_____ Hernandez_____ Gomez_____

Motion Outcome:	_____ Passed	_____ Did not Pass
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E. Motion: I move for the Board to approve hiring Scrub Hub Diving Service to give a visual inspection, documentation, and measurements of the underwater integrity of seawall, docks and canal to determine further structural needs, cost not to exceed \$7,800.00. Fund to come from the Professional Service account # 04555-000.

Second by: _____

Rationale: This is the request of our attorney to inspect the canals to determine if there are any washouts. This does not imply that we are responsible for repairing any washouts that aren't considered common areas.

Vote: Trice _____ Wilenski _____ Catá _____ Collado _____ Gonzalez _____
Reyes _____ Shapiro _____ Hernandez _____ Gomez _____

Motion Outcome:	_____ Passed	_____ Did not Pass
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F. Motion: I move for the Board to approve the suspension of the use of common elements, common facilities, or any other Association property until their monetary obligation is paid in full to the Association for the following unit owners or unit's occupants, licensees, or invitees of lots 30, 130, 177, 191, 200, 256, 348, and 395. Upon approval, the Association must notify the unit owners and, if applicable, the unit's occupant, licensee, or invitee by mail or hand delivery.

Second by: _____

Rationale: Pursuant to Florida State Statue 718.303.

Vote: Trice _____ Wilenski _____ Catá _____ Collado _____ Gonzalez _____
Reyes _____ Shapiro _____ Hernandez _____ Gomez _____

Motion Outcome:	_____ Passed	_____ Did not Pass
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G. Motion: I move for the Board to approve adding the following to the Lottery application procedures effective 3/20/23:

All members must be current with all fees and assessments at the time that they are making application for the Marina and Lot 9 Lottery.

Second by: _____

Rationale: To cause owners to be current to be in the Lottery

Vote: Trice _____ Wilenski _____ Catá _____ Collado _____ Gonzalez _____
Reyes _____ Shapiro _____ Hernandez _____ Gomez _____

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

Motion for Adjournment: _____

Signed: _____ Al Collado (Secretary)