



**Outdoor Resorts at Long Key, Inc.**  
**Board of Directors Meeting Minutes**  
**Saturday September 9, 2023**

**Ron Trice, President, called the Board of Directors Meeting to order at 9:00 am at Stan Roe Building, Outdoor Resorts at Long Key, Inc.**

Roll call showed the following members present at the meeting:

Ron Trice, President                      Bart Wilenski, Vice-President                      Al Collado, Secretary  
Gary Shapiro, Director                      Vivian Catá, Treasurer

The following board members attended via Video/Phone Conference:

Omar Gomez, Director                      William Garciga, Director

The following board member was absent:

Orestes Gonzalez, Director                      Tony Reyes, Director

Ron Trice-President stated that the Board of Directors Meeting's notice was posted on the three (3) official areas of the Condominium property on Thursday September 9, 2023 and that all Board Members were properly notified.

---

The following Motions were presented during the Board Meeting:

**Motion A:** Ron Trice-President I move for the Board to appoint William Garciga as a Board Member of Outdoor Resorts at Long Key.

**Seconded by: Bart Wilenski                      Passed Unanimously**

**Motion B:** Ron Trice-President I move for the Board to approve and waive the reading of the minutes of the Board of Director's Meeting on August 12, 2023.

**Seconded by: Bart Wilenski                      Passed Unanimously**

**Motion C:** ~~Bart Wilenski~~ Vivian Cata (Treasurer) I move for the Board to increase the per load charge for a wash and dry to \$3.25 per load effective 10/01/2023.

**Seconded by: Bart Wilenski                      Passed Unanimously**

**Motion D:** Vivian Catá (Treasurer) All credit card transactions that are processed in the office will now incur a 2.5% transaction fee. Prior to this motion the fee for credit card transactions for office payments were a flat \$5.00 fee. These fees will be placed in income account #3340-Lot Owner Charges to offset the expense account #4041-Credit Card Charges. This will become effective on 10/01/2023 until any further increase or decrease is warranted.

**Seconded by: Bart Wilenski                      Passed Unanimously**

**Motion E:** Gary Shapiro (Member) I move for the Board to approve the following update to Rule 17 as follows. No new fines are being proposed.



**Outdoor Resorts at Long Key, Inc.  
Board of Directors Meeting Minutes  
Saturday September 9, 2023**

**CURRENT RULE *(To be removed in its entirety):***

*Rule 17. HEARING & FINING (H&F) – (See Florida State Statute 718.303)*

*A. All fines are \$50 except for the following violations which shall be \$100:*

*Rules:*

- 1. Unit Utilization (J) Garbage (5), (6), and/or (7)*
- 1. Unit Utilization (O) Unit Improvement Form*
- 2. Trespassing*
- 5. Pets (g) and/or (i)*
- 6. Nuisance: (a), (b), and/or (c)*
- 7. Common Use Areas (m) Entrance Gate (1), (2), and/or (3)*
- 8. Watercraft / Dockage (A), (H), and/or (I)*
- 8. Watercraft/ Dockage (K) Marina Boat Slips (15), (18), and/or (19)*
- 10. Vehicular Traffic (A.2)*
- 13. Golf Carts (F) and/or (G)*
- 14. Parking (A) and/or (B)*
- 14. Parking (F) Parking on the Street (6)*
- 14. Parking (G) Ocean Lot 9 – Boat Trailer Parking Only (12)*
- 19. Harassment*
- 20. Rental*

*B. 2nd offense within 12 months, fine increases \$25.*

*C. Fines cannot exceed more than \$100.00*

**PROPOSED NEW RULE:**

**Rule 17. HEARING & FINING (H&F) – (See Florida State Statute 718.303)**

**All fines are \$100.**

**Seconded by: Bart Wilenski**

**Passed Unanimously**

**Motion F: Ron Trice (President) I move for the Board to approve rule 7 K (B) No music allowed on Tiki Island between the hours of 11:00pm to 8:00am.**

**Seconded by: Bart Wilenski**

**Passed 4-3 Votes**

**Vivian Catá, Al Collado, Omar Gomez voted against the rule.**



**Outdoor Resorts at Long Key, Inc.  
Board of Directors Meeting Minutes  
Saturday September 9, 2023**

**Motion G:** Ron Trice (President) I move for the Board to review and assign monetary fines to violations accrued in ORLK.

**Seconded by:** Gary Shapiro

**Passed Unanimously**

**Motion H:** Ron Trice (President) 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.

**Seconded by:** Gary Shapiro

**Passed Unanimously**

**Adjournment @ 10:00 a.m.**

**Motion for Adjournment:** Bartley Wilenski

**Signed:**  \_\_\_\_\_ **Al Collado (Secretary)**