



Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday December 12, 2020

Allan Ortman, President, called the Board of Directors Meeting to order on Saturday December 12, 2020 at 9:03 am at Stan Roe, Outdoor Resorts at Long Key, Inc.

Roll call showed the following members present at the meeting:

Allan Ortman, President	Ron Trice, Vice President	Bart Wilenski, Director
Al Collado, Director	Manny Hernandez, Director	Tony Reyes, Director
Viviana Ramos-Perez, Secretary		

The following board members were via telephone:

Ron De Marco, Director

The following board members were absent:

Vivian Cata, Treasurer

Allan Ortman stated that the Board of Directors Meeting's notice was posted on the three (3) official areas of the Condominium property on Thursday December 10, 2020, and that all Board Members were properly notified.

The following Motions were presented during the Board Meeting:

Motion A – Allan Ortman (President) moved for the Board to approve to waive the reading of the minutes of the Board of Directors Meeting of November 14, 2020.

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

Motion B – Allan Ortman (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 – Allan Ortman (President) moved for approve the Board Resolution authorizing remote participation at members meetings.

Seconded by: Bart Wilenski **Passed Unanimously:** Yes

Motion D – Allan Ortman (President) moved 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.

Seconded by: Viviana Ramos-Perez **Passed Unanimously:** Yes
(This motion will need 205 votes at the annual meeting to pass).

Motion E – Viviana Ramos-Perez (Secretary) moved for the Board to approve an amended motion to revise the Paid Time Off Policy allowing employees to cash in PTO hours up to twice a year at 100% on the dollar.

Seconded by: Bart Wilenski **Passed Unanimously:** Yes



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Motion F – Viviana Ramos-Perez (Secretary) moved for the Board to approve the Background Investigation Policy. Policy to be reviewed by attorney.

Seconded by: Tony Reyes

Passed Unanimously: Yes

Motion G – Vivian Cata (Treasurer) moved for the Board to approve the proposed ORLK budget for the fiscal year 2021-2022.

Seconded by: Bart Wilenski

Passed Unanimously: Yes

Motion H – Tony Reyes (Director) moved for the Board to approve to remodel the Bathhouses. Work to be done by BC Arvizu Construction, cost not to exceed \$130,000.00. Funds to come from Reserve account #2230-000.

Seconded by: Bart Wilenski

Passed Unanimously: Yes

Motion I – Bart Wilenski (Director) moved for the Board to approve purchasing the gym equipment from Elite Equipment International cost not to exceed \$31,000.00. Funds to come from the General Repair & Maintenance other account #4570-000.

Seconded by: Manny Hernandez

Passed Unanimously: 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: Manny Hernandez

Seconded by: Bart Wilenski

Meeting Adjourned at 10:16 am

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Signed: 
Viviana Ramos-Perez, Secretary

12/12/20
Date