

**Outdoor Resorts at Long Key, Inc.****Board of Directors Meeting Minutes**Saturday, June 9<sup>th</sup>, 2018

President- Allan Ortman, called the Board of Directors meeting to order on Saturday, June 9<sup>th</sup>, 2018 at approximately 9am at Stan Roe, Outdoor Resorts at Long Key, Inc. Roll call showed members present: Vivian Catá, Alex Dearmas, & Manny Hernandez. Telephone Appearance: Allan Ortman, Ron Trice, Tim Allwardt, Virgil Fernandez, & Nestor Valiente. Absent: Berg Berglund. Robert Braniff stated that the Board of Directors Meeting's notice was posted on the three (3) official areas of the Condominium property on Thursday, June 7<sup>th</sup>, 2018, and that all Board Members were properly notified.

**MOTION A- Allan Ortman (President)** moved for the Board approve to waive the reading of the minutes of the Board of Directors Meeting of May 12, 2018 and the minutes of the Special Board of Directors Meeting of May 19<sup>th</sup>, 2018.

**Seconded by: Manny Hernandez**

**Passed Unanimously: 8-0**

**MOTION B- Allan Ortman (President)** moved for the Board to ratify the collective decisions levied by the Hearing & Fining Committee, from its June 2<sup>nd</sup>, 2018 meeting.

**Seconded by: Manny Hernandez**

**Passed Unanimously: 8-0**

**MOTION C- Allan Ortman (President)** moved for the Board to approve promoting Adam Ross to the position of Association Manager, effective on June 16<sup>th</sup>, 2018. Salary and benefits commensurate with the current Manager's compensation. Should this motion be approved, I would suggest eliminating the "contract" and instead have the Manager be an employee of the park. He/she would still be on probation for 90 days and evaluated yearly, as is every other employee.

**Seconded by: Vivian Catá**

**Passed Unanimously: 8-0**

**MOTION D- Allan Ortman (President)** moved for the Board to approve the following changes in the Rules & Regulations:

- Removing Rule 10. (c, 5) which states: "No Boat lift ~~or Davits~~ will be approved or permitted on lots located at the enclosed end of a canal. (Amended 10/12/13)."
- Clarifying rule 9. (e) which states "No watercraft shall be docked at a unit (lot) seawall, or kept on a boat lift as otherwise regulated either, if it extends over either extended property lines of the unit (lot), without prior written permission from adjoining owner(s)r and on file in the Association Office. For the purpose of this rule, extended property lines means an imaginary line drawn perpendicular (90 degree angle) to the seawall from where each legal property line intersects with the seawall, except where the property line intersects a seawall at the end of a canal at the corner, such extended property line being the imaginary line extending out from the corner at a 45 degree angle from the seawall. To the extent that an authorized watercraft currently occupies a space beyond the limits described herein, such usage may continue until the (lot) is sold or the authorized vessel is no longer owned by the owner of the unit (lot) is sold or the authorized vessel is no longer owned by the owner of the unit (lot), whichever occurs first."

*To read: "No watercraft shall be docked at a unit (lot) seawall, or kept on a boat lift as otherwise regulated, if it extends over either extended property lines of the unit (lot) without prior written permission from adjoining owner(s) and on file in the Association Office. For the purpose of this rule, extended property lines mean an imaginary line drawn perpendicular (90-degree angle) to the seawall from where each legal property line intersects with the seawall, except where two units abut each other at the closed end corners of the canals. In these cases, such imaginary lines extend out at a 45-degree angle in the case of 90-degree corner or half of the angle in the cases where that corner is greater or less than 90 degrees. This imaginary line will extend from the vertex of the corner where the two seawalls meet regardless of where the legal property lines intersect such seawalls. There would also be an imaginary line parallel to the seawall out 12 feet 6 inches that would delineate the perimeter of their common use area. To the extent that an authorized watercraft currently occupies a space beyond the limits described herein, such usage may continue until the (lot) is sold or the authorized vessel is no longer owned by the owner of the unit (lot) is sold or the authorized vessel is no longer owned by the owner of the unit (lot), whichever occurs first."*

**Seconded by: Manny Hernandez**

**Passed Unanimously: 8-0**

**Motion E- Allan Ortman (President)** moved for the Board to approve to place pea rock or gravel on the open area immediately behind the LOS parking (next to the kid's area). Currently, this area is closed off while maintenance attempts to grow grass in that area but:

- a. the grass is not growing uniformly
- b. maybe grass is not the best surface for its intended use (which is overflow parking of boat trailers, etc. temporarily)

The cost will come from the Landscaping Line Item account 4265-000 not to exceed \$2,500.00

**Seconded by: Alex Dearmas**

**Passed Unanimously: 8-0**

Adjournment @ 9:25 a.m.

Motion for Adjournment: Manny Hernandez

Seconded by: Alex Dearmas

Signed:  Alex Dearmas (Secretary)