



**Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday November 11, 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
Vivian Cata, Treasurer	Gary Shapiro, Director	Tony Reyes, Director
William Garciga, Director		

The following board members attended via Video/Phone Conference:

Orestes Gonzalez, Director

The following board members were absent:

Omar Gomez, 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 November 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 approve and waive the reading of the minutes of the Board of Director’s meeting on October 14, 2023.

Seconded by: Al Collado Passed: Unanimously

Motion B: Vivian Catá (Treasurer) - I move for the Board to approve Dreux Isaac & Associates, Inc to complete a Reserve Study for Outdoor Resorts in 2024. Cost not to exceed \$5,500 and funds to come from Professional Services operating account #04555-000.

Seconded by: Bart Wilenski Passed: Unanimously

Motion C: Vivian Catá (Treasurer) - I move for the Board to approve a 3-year agreement with Enumerate (TOPS) for the Management Software Program. Cost not to exceed \$555.00 on a reoccurring monthly basis and funds to come from Software Maintenance operating account #04431-000.

Seconded by: Bart Wilenski Passed: Unanimously



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Motion D: Tony Reyes (Director) - I move for the Board to approve _____ proposal for the exterior painting of the Marina Store, Recreation building, Kay Weeks, Gym, Stan Roe, Office building, and the Security building. Funds to come from the Pooled Reserve account #02230-000.

Motion Withdrawn

Motion E: Bart Wilenski (Vice President) - I move for the Board to approve the spending of all funds in the Iberia Bank Fishing Club account 01040 – 004 for painting and pictures in Stan Roe for the purpose of beautification of the Community.

Seconded by: Ron Trice

Passed: Unanimously

Motion F: Gary Shapiro (Director) - I move for the Board to approve an update to Rule 11. BICYCLES, to require E-Bikes to conform to the same rules currently in effect for battery powered scooters and skateboards. The updated rule to read:

Rule 11. BICYCLES

- A. Bicycles shall be equipped, when operated at night, with a front light and a rear red reflector (or red light).
- B. Any person under the age of 16 must wear a helmet
- C. Battery Powered *Recreational E-Mobility Devices, including, but not limited to Scooters, Skateboards, E-Bikes, Hoverboards.*
 - 1. Any person under the age of 16 must wear a helmet
 - 2. Must be operated as if on a public road
 - 3. May only be operated during the daytime *if under the age of 16. (no nighttime use)*
 - 4. The owner's lot number shall be clearly displayed on the scooter. Numbers must be in contrasting colors (clearly visible).

Seconded by: AL Collado

Passed: Unanimously

Motion F: Gary Shapiro (Director) - I move for the Board to approve an update to Rule 13. GOLF CARTS, to clarify that (as newly required by Florida law), a golf cart may NOT be operated in the park by a person who is under 18 years of age unless he or she possesses a valid driver license; or valid learner's permit accompanied by an adult over 21. The updated rule to read:



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~~Golf cart drivers must have a learner's permit or have a valid license if under the age of 16 must be accompanied by an adult over 21. A golf cart may NOT be operated in the Park by a person who is under 18 years of age unless he or she possesses a valid driver license; or valid learner's permit accompanied by an adult over 21.~~

Seconded by: Bart Wilenski

Passed: Unanimously

Motion F: Gary Shapiro (Director) - I move for the Board to amend Rule 14. PARKING, section D. Parking for Construction Equipment, to clarify that Construction Equipment *includes commercial or contractor cargo and utility trailers*, being used in the operation of a business. The clarified rule to read:

14. PARKING

D. Parking for Construction, *Commercial, or Contractor* Equipment(s) and other type of *Equipment trailers, including, but not limited to, Cargo and Utility Trailers used in the operation of a business.*

Seconded by: Bart Wilenski

Passed: Unanimously

Motion F: Gary Shapiro (Director) - I move for the Board to amend Rule 14. PARKING, section H. Cargo Trailer(s), to clarify that this rule pertains to Cargo Trailers used exclusively for *personal, non-commercial purposes* while the owner or tenant is in residence. The clarified rule to read:

H. Cargo Trailer(s)

1. Cargo trailer(s), *used exclusively for personal (non-commercial) storage*, are allowed to park in LOS parking spaces 7 thru 13 only, *while owner or tenant is in Residence*, for no more than six (6) consecutive months. Note: This does not prevent motor vehicles from parking in these spaces.

Seconded by: Bart Wilenski

Passed: Unanimously

Motion F: Gary Shapiro (Director) - I move for the Board to clarify Rule 8. WATERCRAFT/DOCKAGE, section K. Marina Boat Slips, to state that "no subletting" also means "no assignment". The clarified rule to read:

Rule 8. WATERCRAFT/DOCKAGE,

K.5. No sub-letting *or assignment* of boat slips regardless of any money exchanged.

Seconded by: Bart Wilenski

Passed: Unanimously



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

Seconded by: AL Collado

Passed: Unanimously

Motion H: Vivian Cata (Treasurer) - 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: Bart Wilenski

Passed: Unanimously

Motion I: Ron Trice (President) - I move for the Board to approve the following emergency motions from the October 14, 2023 Board Meeting.

Emergency Motions:

1. **Gary Shapiro (Director)** - I move for the Board to approve an emergency motion regarding credit card transaction fees in the office.

Seconded by: AL Collado

Passed Unanimously

2. **Al Collado (Secretary)** - All credit card transactions that are processed in the office will now incur a 3% transaction 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 11/01/2023 until any further increase or decrease is warranted.

Seconded by: Bart Wilenski

Passed Unanimously

Seconded by: Bart Wilenski

Passed: 7/8 Votes

- Vivian abstained

Budget Meeting Followed Board Meeting

Adjournment @ 9:37 a.m.

Motion for Adjournment: AL Collado

Signed:  **Al Collado (Secretary)**