



Outdoor Resorts at Long Key, Inc.
Board of Directors Meeting Minutes
Saturday March 11, 2023

Bart Wilenski, Vice-President, called the Board of Directors Meeting to order at 9:04 am at Stan Roe, Outdoor Resorts at Long Key, Inc.

Roll call showed the following members present at the meeting:

Al Collado, Director Bart Wilenski, Vice-President Gary Shapiro, Director
Omar Gomez, Director

The following board members attended via Video/Phone Conference:

Ron Trice, Vice-President Orestes Gonzalez, Director
Manny Hernandez, Director Vivian Catá, Treasurer

The following board member was absent:

Tony Reyes

Bart Wilenski, Vice-President stated that the Board of Directors Meeting's notice was posted on the three (3) official areas of the Condominium property on Thursday March 11, 2023 and that all Board Members were properly notified.

The following Motions were presented during the Board Meeting:

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

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

Seconded by: Al Collado Passed Unanimously

Motion B: I move for the Board to approve and waive the reading of the minutes of the Board of Directors Meeting of February 25th, 2023.

Seconded by: Manny Hernandez Passed Unanimously

Motion C : I move for the Board to review and assign monetary fines to violations accrued in ORLK.

Seconded by: Al Collado Passed Unanimously

Motion D : I move for the Board to approve purchasing benches and a stove, cost not to exceed ~~\$4,700.00~~ \$9,200. Funds to come from the Fishing Club account # 01040-004.

Seconded by: Orestes Gonzalez Passed Unanimously



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Motion E: 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

Seconded by: Manny Hernandez Passed Unanimously

Motion F: 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, 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.

Seconded by: Gary Shapiro Passed Unanimously

Motion G: 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, and stay current during the lease period.

Seconded by: Gary Shapiro Passed Unanimously

Adjournment @ 9:49 a.m.

Motion for Adjournment: Manny Hernandez

Signed:  Al Collado (Secretary)