



**BOARD OF DIRECTORS' MEETING**

**Date:** Saturday, November 12, 2022 **Stan Roe. Time:** 9a.m

**Attendance:**

<input type="checkbox"/> Allan Ortman	<input type="checkbox"/> Al Collado	<input type="checkbox"/> Tony Reyes
<input type="checkbox"/> Bart Wilenski	<input type="checkbox"/> Gary Shapiro	<input type="checkbox"/> Vivian Catá
<input type="checkbox"/> Manny Hernandez	<input type="checkbox"/> Ron Trice	<input type="checkbox"/> Orestes Gonzalez

**Motion Sheet**

**Bart Wilenski (Secretary) – Motions (A-D)**

**A. Motion:** I move for the Board to approve to waive the reading of the minutes of the Board of Directors Meeting of September 10<sup>th</sup>, 2022.

Second by: \_\_\_\_\_

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**B. Motion:** I move for the Board to review and assign monetary fines to violations accrued in ORLK.

Second by: \_\_\_\_\_

Rationale: Amendment to Chapter 718 requires the Board, in an open meeting, to assess fines relating to park violations.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**C. Motion:** I move for the Board to approve installing impact resistant windows in Stan Roe. Cost not to exceed \$17,000; funds to come from the Pooled Reserves account #02230-000.

Second by: \_\_\_\_\_

Rationale: The current windows in Stan Roe are outdated and must be replaced.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	_____ Passed	_____ Did not Pass
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**D. Motion:** I move for the Board to approve the installation of Chateau Konig Eco Resilient flooring in Stan Roe. Cost not to exceed \$14,000; funds to come from the Pooled Reserves account #02230-000.

Second by: \_\_\_\_\_

Rationale: Renovating the floor is needed due to the outdated Terrazzo flooring in Stan Roe.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	_____ Passed	_____ Did not Pass
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**Vivian Catá (Treasurer) – Motions (E-F)**

**E. Motion:** I move for the Board to approve moving of monies from Centennial Bank Tax account 1082-000 for \$16,000 and moving of monies from Centennial Bank Insurance account 1081-000 for \$39,000 for a total of \$55,000, into Centennial Bank Operating Account 1080-000. The insurance and tax accounts are part of the operating accounts.

Second by: \_\_\_\_\_

Rationale: To have the monies to pay the attorney fees due from recently resolved litigation. These will be paid from the Operating account. These accounts will be replenished when monies from the special assessment are received.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_  
Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	_____ Passed	_____ Did not Pass
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**F. Motion:** I move for the Board to approve paying the attorney fees from recently resolved litigation. Cost not to exceed \$60,000; funds to come from the Centennial Bank Operating Account 1080-000.

Second by: \_\_\_\_\_

Rationale: Due to recent finalized litigation, funds to come from special assessment.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_  
Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	_____ Passed	_____ Did not Pass
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**Bart Wilenski (Secretary) – Motions (G-Y)**

**G. Motion:** I move for the Board to approve correction to Rules and Regulations, Section # 1; Unit Utilization, Subsection E; Combined Adjacent Units, 2, to read:

2. The unit (lot) owner, before starting construction, shall execute a form, to be provided by the Association, in which said unit (lot) owner agrees combined ownership of the unit.

Second by: \_\_\_\_\_

Rationale: To correct a typo.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**H. Motion:** I move for the Board to approve correction to Rules and Regulations, Section # 5; Pet, Subsection F, 2, to read:

2. Bathhouse 1 (Near West Island)

Second by: \_\_\_\_\_

Rationale: This was a typo Bathhouse 1 is on the West Island not the East.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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I. **Motion:** I move for the Board to approve an addition to Rules and Regulations, Section # 6; Nuisance, Subsection C, to read:

C. Each unit owner has the continuous responsibility to maintain the condition and appearance of their property in an acceptable manner. Should a unit owner fail to maintain their property in an acceptable manner the Manager with the endorsement of the Board of Directors shall serve due notice to the owner stipulating the improvements or corrections that shall be made. Fine for noncompliance is \$100.00 per violation or \$1,000 in the aggregate.

Second by: \_\_\_\_\_

Rationale: To protect the health, safety, and welfare of the Park. This rule gives Safety, Board of Directors, and the Manager a procedure to follow.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

**Motion Outcome:**  Passed  Did not Pass

J. **Motion:** I move for the Board to approve modifying and adding to Rules and Regulations, Section # 7; Common Buildings, Subsection D; Private Parties; 7, to read:

7. Fee for private party is \$50.00.

Second by: \_\_\_\_\_

Rationale: To recover labor costs and inflation.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

**Motion Outcome:**  Passed  Did not Pass



**K. Motion:** I move for the Board to approve an addition to Rules and Regulations, Section # 7; Common Buildings, Subsection D; Private Parties; 8, to read:

**8. Owners and tenants must be the lessee and at the party. No subletting!**

Second by: \_\_\_\_\_

Rationale: Common area facilities are meant for owners and tenants only.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**L. Motion:** I move for the Board to approve correction to Rules and Regulations, Section # 8; Watercraft / Dockage, Subsection A, 4, to read:

**4. Guests are not allowed to bring in boats, trailers, personal watercrafts, or additional recreational watercrafts. Watercrafts and/or trailers leased by an owner must be dated at least one week before or notarized for entrance to the park. Emergency situations are at the discretion of the manager.**

Second by: \_\_\_\_\_

Rationale: This is an attempt to limit density and provide use of amenities for owners and tenants including parking.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**M. Motion:** I move for the Board to approve correction to Rules and Regulations, Section # 10; Vehicular Traffic, Subsection A, to read:

**A.** Those operating vehicles, including, but not limited to, automobiles, motorcycles, motor bikes, and mopeds within the boundaries of the Park, shall comply with, and make sure the vehicles they own and/or operate comply with the following:

Second by: \_\_\_\_\_

Rationale: To correct a typo.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**N. Motion:** I move for the Board to approve an addition to Rules and Regulations, Section # 10; Vehicular Traffic, Subsection A, 4, to read:

**4.** All street vehicles and cargo trailers must be registered with ORLK, must have the proper ORLK decals displayed visibly, and must be operational.

Second by: \_\_\_\_\_

Rationale: To be able to properly identify vehicles and to protect the health, safety, and value of the Park.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**O. Motion:** I move for the Board to approve modification to Rules and Regulations, Section # 14; Parking, Subsection E; Recreational Vehicles (RV's) Parking, 6, to read:

6. Fee is \$6.00 a day or \$80 per month. After 6/1/2023 fee is \$6.00 a day or \$150.00 per month.

Second by: \_\_\_\_\_

Rationale: To make the fees equitable with cost and inflation.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**P. Motion:** I move for the Board to approve an addition to Rules and Regulations, Section # 14; Parking, Subsection E; Recreational Vehicles (RV's) Parking, 7, to read:

7. Reservations can be made one week in advance.

Second by: \_\_\_\_\_

Rationale: To provide a convenient efficient method of making reservations.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**Q. Motion:** I move for the Board to approve modification to Rules and Regulations, Section # 14; Parking, Subsection H; Cargo Trailer(s), 4, to read:

4. Fee is \$6.00 per day or \$80.00 per month . After 6/1/2023 fee is \$6.00 per day or \$150.00 per month.

Second by: \_\_\_\_\_

Rationale: To make fees equitable with recreational vehicles, etc.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	_____ Passed	_____ Did not Pass
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**R. Motion:** I move for the Board to approve an addition to Rules and Regulations, Section # 17; Hearing & Fining (H&F); Subsection A, to read:

1. Unit Utilization (O) Unit Improvement Form

Second by: \_\_\_\_\_

Rationale: To establish a fine for noncompliance of permitting.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	_____ Passed	_____ Did not Pass
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**S. Motion:** I move for the Board to approve modification to Rules and Regulations, Section # 17; Hearing & Fining (H&F); Subsection A, to read:

**6. Nuisance:** Refer to Deceleration of Condominium, (a), (b), and/or (C)

Second by: \_\_\_\_\_

Rationale: To establish a fine for not maintaining the condition and appearance of their property in an acceptable manner.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**T. Motion:** I move for the Board to approve modifications to Rules and Regulations, Section # 20; Rental Rules; Subsection B, to read:

**B. Rental Registrations must be in the office 14 business days before rental.**

Second by: \_\_\_\_\_

Rationale: The form is not an application; it is a registration. Fees are automatically charged to the owner's account the month of the renter's arrival. Therefore, fees are not required prior to rental.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**U. Motion:** I move for the Board to approve modification to Rules and Regulations, Section # 20; Rental Rules; Subsection C, to read:

**C. Rental Registrations will not be accepted any earlier than three (3) months in advance.**

Second by: \_\_\_\_\_

Rationale: The form is not an application; it is a registration.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**V. Motion:** I move for the Board to approve modification to Rules and Regulations, Section # 20; Rental Rules; Subsection E, to read:

**E. Rental Registrations must have names of all renters and numbers of car registration, boat, trailer, and personal watercraft. Registration of all cars, boat, trailers, etc. must be completed when brought into the park. The Rental Registrations cannot be changed, altered, or modified after being submitted to the office.**

Second by: \_\_\_\_\_

Rationale: The form is not an application; it is a registration. The form is not for guest; it's for renters.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	<input type="checkbox"/> Passed	<input type="checkbox"/> Did not Pass
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**W. Motion:** I move for the Board to approve the modifications, deletions, & additions to Marina Wet Slip & Lot 9 Boat Trailer Storage Lottery Application.

Second by: \_\_\_\_\_

Rationale: Lottery application continues to be revised as potential errors and problems are identified.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	_____ Passed	_____ Did not Pass
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**X. Motion:** I move for the Board to approve the modifications, deletions, & additions to the Rental Registration form.

Second by: \_\_\_\_\_

Rationale: Rental Registration form continues to be revised as potential errors and problems are identified.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	_____ Passed	_____ Did not Pass
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**Y. Motion:** I move for the Board to approve the modifications, deletions, & additions to the Facility Reservation form.

Second by: \_\_\_\_\_

Rationale: Facility Reservation form continues to be revised as potential errors and problems are identified.

Vote: Ortman \_\_\_\_\_ Trice \_\_\_\_\_ Catá \_\_\_\_\_ Wilenski \_\_\_\_\_ Collado \_\_\_\_\_

Gonzalez \_\_\_\_\_ Reyes \_\_\_\_\_ Shapiro \_\_\_\_\_ Hernandez \_\_\_\_\_

<b>Motion Outcome:</b>	_____ Passed	_____ Did not Pass
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Adjournment @ \_\_\_\_\_ a.m.

Motion for Adjournment: \_\_\_\_\_

Signed: \_\_\_\_\_ Bart Wilenski (Secretary)

Motions

G - V

Starts

Here

PROPOSED RULES & REGULATIONS FOR NOVEMBER 12,  
2022 BOARD OF DIRECTORS MEETING

**FOR MOTIONS G - V**

KEY

- **Highlighted Blue** = Section of Rules & Regulations being edited / modified
  - **Highlighted Pink** = Motion rule is referenced to
  - **Crossed out (~~Crossed out~~)** = Deletion
  - **Red** = Changes / Additions / Modifications
  - **Purple** = Notes / Info
  - **Green** = Rationale
- 

**Motion G**

**1. Unit Utilization – (E) Combined Adjacent Units - (2)**

**CHANGE** the word divide to combined

2. The unit (lot) owner, before starting construction, shall execute a form, to be provided by the Association, in which said unit (lot) owner agrees **divide combined** ownership of the unit

**Rationale:** To correct a typo.

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**Motion H**

**5. Pet - (F) - (2)**

**CHANGE** East Island to West Island

2. Bathhouse 1 (Near **East West** Island)

**Rationale:** This was a typo Bathhouse 1 is on the West Island not the East.

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## Motion I

Use and modify the wording below that is written in blue and add it to 6. Nuisance (C).  
This is from the Declaration: ARTICLE XII USE AND OCCUPANCY – (A) USE (5)

5. No nuisance shall be allowed upon the condominium property nor any use or practice which is the source of annoyance to residents, or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse or-garbage shall be allowed to accumulate, or any fire hazard allowed to exist.

### 6. Nuisance (C)

**ADD** the following as C

C. Each unit owner has the continuous responsibility to maintain the condition and appearance of their property in an acceptable manner. Should a unit owner fail to maintain their property in an acceptable manner the Manager with the endorsement of the Board of Directors shall serve due notice to the owner stipulating the improvements or corrections that shall be made. Fine for noncompliance is \$100.00 per violation or \$1,000 in the aggregate.

**Rationale:** To protect the health, safety, and welfare of the Park. This rule gives Safety, Board of Directors, and the Manager a procedure to follow.

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## Motion J

### 7. Common Areas - (D) Private Parties - (7)

**\*\* SEE Addendum\*\*** (On our current Facility Reservation Form the fee is \$25)

**ADD** fee for private party is \$50.00.

7. Fee for private party is \$50.00.

**Rationale:** To recover labor costs and inflation.

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## Motion K

### 7. Common Areas - (D) Private Parties - (8)

**ADD** the following:

8. Owners and tenants must be the lessee and at the party. No subletting!

**Rationale:** Common area facilities are meant for owners and tenants only.

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## Motion L

### 8. Watercraft / Dockage - (A) - (4)

**Currently:**

4. This does not allow guest to bring in watercraft.

**CHANGE** to read the following

4. Guests are not allowed to bring in boats, trailers, personal watercrafts, or additional recreational watercrafts. Watercrafts and/or trailers leased by an owner must be dated at least one week before or notarized for entrance to the park. Emergency situations are at the discretion of the manager.

**Rationale:** This is an attempt to limit density and provide use of amenities for owners and tenants including parking.

I added this to get rid of the situation where everyone is writing false paperwork to enter guest boats, trailers, personal watercraft etc. to the park. The addendum to the discretion of the manager was put in to satisfy you regarding someone having a breakdown and not being able to have a boat for a holiday or lobster season.

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## Motion M

### 10. Vehicular Traffic - (A)

**CHANGE** "Persons" to "Those"

~~Persons~~ **Those** operating vehicles, including, but not limited to, automobiles, motorcycles, motor bikes, and mopeds within the boundaries of the Park, shall comply with, and make sure the vehicles they own and/or operate comply with the following:

**Rationale:** To correct a typo.

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## Motion N

### 10. Vehicular Traffic - (A) - (4)

**ADD** the following

4. All street vehicles and cargo trailers must be registered with ORLK, must have the proper ORLK decals displayed visibly, and must be operational.

**Rationale:** To be able to properly identify vehicles and to protect the health, safety, and value of the Park.

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## Motion O

### 14. Parking - (E) Recreational Vehicles (RV's) Parking - (6)

**Currently:**

6. Fee is \$6.00 a day or \$80.00 per month

**ADD/CHANGE** \$80 a month to \$150 a month **after** 6/1/2023

6. Fee is \$6.00 a day or \$80.00 per month. **After 6/1/2023** fee is \$6.00 a day or **\$150.00** per month.

**Rationale:** To make the fees equitable with cost and inflation.

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## Motion P

### 14. Parking - (E) Recreational Vehicles (RV's) Parking - (7)

**ADD** the following

7. Reservations can be made one week in advance.

**Rationale:** To provide a convenient efficient method of making reservations.

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## Motion Q

### 14. Parking - (H) Cargo Trailer(s) - (4)

**Currently:**

4. Fee is \$5.00 per day or \$50.00 per month.

**CHANGE** \$5 per day to \$6 per day

**CHANGE** \$50 per month to \$80 per month

**ADD/CHANGE** \$80 per month to \$150 per month **after** 6/1/2023

4. Fee is ~~\$5.00~~ **\$6.00** per day or ~~\$50.00~~ **\$80.00** per month. **After 6/1/2023** fee is \$6.00 per day or ~~\$80.00~~ **\$150.00** per month.

**Rationale:** To make fees equitable with recreational vehicles, etc.

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## Motion R

### 17. Hearing & Fining (H&F) - (A)

**ADD/CHANGE** the following

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: Refer to Deceleration of Condominium, (a), and/or (b)

*(LIST CONTIINUES – PLEASE SEE RULES & REGULATIONS FOR COMPLETE LIST)*

**Rationale:** To establish a fine for noncompliance of permitting.

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## Motion S

### 17. Hearing & Fining (H&F) - (A) \*\*ONLY if Motion I passes\*\*

**CHANGE** to read the following.

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)
2. Trespassing
5. Pets (g) and/or (i)
6. Nuisance: Refer to Deceleration of Condominium, (a), and/or (b), **and/or (c)**
7. Common Use Areas (m) Entrance Gate (1), (2), and/or (3)
8. Watercraft / Dockage (A), (H), and/or (I)

*(LIST CONTIINUES – PLEASE SEE RULES & REGULATIONS FOR COMPLETE LIST)*

**Rationale:** To establish a fine for not maintaining the condition and appearance of their property in an acceptable manner.

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## Motion T

### 20. Rental Rules - (B)

**CHANGE** word Lease application to Rental Registrations **REMOVE** “and fees”

**B. Lease application Rental Registrations and fees** must be in the office 14 business days before rental.

**Rationale:** The form is not an application; it is a registration. Fees are automatically charged to the owner’s account the month of the renter’s arrival. Therefore, fees are not required prior to rental.

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## Motion U

### 20. Rental Rules - (C)

**CHANGE** word applications to Registrations

**C. Rental Applications Registrations** will not be accepted any earlier than three (3) months in advance.

**Rationale:** The form is not an application; it is a registration.

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## Motion V

### 20. Rental Rules - (E)

**CHANGE** word renter/guest application to Rental Registrations

**E. Rental application Registrations** must have names of all renters and numbers of car registration, boat, trailer, and personal watercraft. Registration of all cars, boat, trailers, etc. must be completed when brought into the park. The **renter/guest application Rental Registrations** cannot be changed, altered, or modified after being submitted to the office.

**Rationale:** The form is not an application; it is a registration. The form is not for guest; it’s for renters.

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Motions

G-V

Ends

Here



Outdoor Resorts at Long Key a Condominium  
 P.O. Box 816 Long Key, FL 33001  
 Phone: 305-664-4860 Fax: 305-664-5268  
 arabel@outdoorresorts.us

Motion  
 W (1/2)

**SUMMER 2023 LOTTERY**

When: TBA Location: STAN ROE

To sign up for the Lot 9 parking and Marina Slip lottery, please fill out and fax, mail, or email all the appropriate forms listed below to the above address.

**All documentation must be received no later than 5pm on March 31<sup>st</sup>, 2023. If any of the documents are missing or incomplete, you will not be entered in the drawing.**

<p><b><u>Applying for Marina Wet Slips Only</u></b></p> <ul style="list-style-type: none"> <li>• Page 2</li> <li>• Copy of Boat Registration</li> <li>• Copy of Declaration page of Insurance Policy</li> </ul>	<p><b><u>Applying for Both Lot 9 Trailer Storage &amp; Marina Wet Slips</u></b></p> <ul style="list-style-type: none"> <li>• Page 2</li> <li>• Copy of Boat Registration</li> <li>• Copy of Trailer Registration</li> <li>• Copy of Declaration page of Insurance Policy</li> </ul>
<p><b><u>Applying for Lot 9 Trailer Storage Only</u></b></p> <ul style="list-style-type: none"> <li>• Page 2</li> <li>• Copy of Trailer Registration</li> </ul>	

**Boat & Trailer information must be registered in the owner's/ renter's name**

**Lottery Procedures**

1. Attendance is not required.
2. Priority will be given to owners in both lotteries. If spaces are still available after the lottery, a second drawing will be held for renters.
3. Priority for wet slips will be given to dry lot owners. However, if an owner has multiple dry lots, then all the owner's lots will be entered in the drawing. Once one of the lots has been awarded a slip, the remaining lot numbers will be removed from the drawing.
4. Once all the proper paperwork is received the corresponding lot will be entered in the drawing.
5. Each approved entry will be assigned a corresponding numbered ball which will be randomly drawn lottery style at an open meeting.
6. Management will assign wet slip and trailer parking numbers then notify all lottery winners.
7. Once all Marina slips and Lot 9 spaces have been assigned and there are no owners on the waiting list, renters may rent empty Marina slips and/or Lot 9 spaces at a rate of \$100 per month for the Marina and \$30 per month for Lot 9.
8. If a unit is rented during the lease period owners are not permitted to participate.

**Sharing Wet Slips Procedures**

1. Owner's MUST declare the sharing of the slip BEFORE the drawing.
2. The two (2) lot owners agree to share one (1) spot for ONLY their registered vessels.
3. The park does not get involved or mediate for the two (2) lot owners. The park will recognize one as the primary which will be held responsible in any discrepancy.
4. Both registered vessels must fit in the awarded slip.

Motion  
W (2/2)

**BOAT AND TRAILER INFORMATION**

Please circle what you're applying for: MARINA / LOT 9 / BOTH

HOMEOWNER  RENTER

Lot # \_\_\_\_\_ Name: \_\_\_\_\_

Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_

Phone/Cell: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

**BOAT TRAILER INFORMATION:**

Tag / Plate # \_\_\_\_\_ Make: \_\_\_\_\_ Year: \_\_\_\_\_

**BOAT INFORMATION:**

State FL# \_\_\_\_\_ Make: \_\_\_\_\_ Width \_\_\_\_\_ Length \_\_\_\_\_

Preferred Slips: Slip # \_\_\_\_\_ Slip # \_\_\_\_\_ Slip # \_\_\_\_\_ Slip # \_\_\_\_\_ Slip # \_\_\_\_\_ Slip # \_\_\_\_\_

Are you planning on sharing with another owner? If yes, fill out their name & lot number below.

Their Lot # \_\_\_\_\_ Their Name: \_\_\_\_\_

**LEASE AGREEMENT**

This Agreement, by and between Outdoor Resorts at Long Key, Inc. (ORLK) and \_\_\_\_\_ (Lessee), is for the period beginning May 1, 2023 and ending October 31, 2023.

Rent, in the full amount of \$576, for the Marina and/or \$130 for Lot 9 will be paid prior to the beginning of the term of this six-month non-renewable Agreement.

ORLK is NOT responsible for any loss or damages that may occur to lessee's boat, trailer, or personal property. The lessee agrees to hold ORLK harmless and to indemnify ORLK against any public liability and/or property damage liability which may arise by reason of lessee's use of the Marina and/or Lot 9, including attorney fees and costs incurred in defending any claims. Lessee agrees to assume all responsibility for insuring lessee's trailer, if parked in Lot 9 and to assert no claim of coverage under any policy of ORLK for claims arising out of such use. If assigned a slip in the ORLK Marina, the lessee's boat must be covered by liability insurance providing a minimum of \$100,000 single limit coverage. A copy of lessee's insurance declaration page must be furnished to ORLK prior to the beginning of the term of this Agreement.

Lessee agrees, by signing below, to have read and understand ORLK Rules and Regulations concerning the use of lessee's assigned slip in the Marina and/or the use of Lot 9 and agrees to abide by the terms and conditions set forth in the subject Rules and Regulations. The Rules and Regulations are available at the ORLK office as well as online at [www.orlk.org](http://www.orlk.org)

Lessee's Name: \_\_\_\_\_

Date: \_\_\_\_\_

Lessee's Signature: \_\_\_\_\_



**Outdoor Resorts at Long Key a Condominium**  
**Mailing Address:** P.O. Box 816 Long Key, FL 33001  
**Physical Address:** 65821 Overseas Hwy Long Key, FL 33001  
**Phone:** 305-664-4860 **Fax:** 305-664-5268  
**Email:** [arabel@outdoorresorts.us](mailto:arabel@outdoorresorts.us)

Motion X  
(1/2)

## **RENTAL REGISTRATION** **INFORMATION FOR OWNERS**

- 1) Rental Registration must be signed by all parties and must be filed with the main office at least 14 business days in advance and not more than three 3 months in advance. A \$25 registration fee will be charged to the owner's account on the tenant's month of arrival. Late processing fee is \$100.
- 2) Rentals must be for a minimum of 30 days and must be to a single family or individual (maximum of 5 people). Overnight guests will count towards occupancy.
- 3) Owners are responsible for supplying the renters with the Rules & Regulations, available at the office & [www.ork.org](http://www.ork.org)
- 4) The owner is responsible for all citations that will be given to renters for violating any of the Rules and Regulations.
- 5) Monroe County requires you to have an occupational license if you rent your unit for less than 6 months.

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## **INFORMATION FOR RENTERS**

- 1) No subletting.
- 2) Guests must be registered with Safety.
- 3) All vehicles, golf carts, boats, trailers, and personal watercrafts (PWC) must have the tenants' name on the registration and must be registered with Safety upon arrival. Guests are not permitted to bring in any golf carts, boats, trailers, nor PWCs.
- 4) Decals on all vehicles, golf carts, boats, trailers, and PWCs must be visible.
- 5) Only two barcodes per unit with cost of \$5.
- 6) Quiet hours are from 11PM to 8AM. Curfew shall be observed between the hours of 11PM and 6AM for all persons aged 17 and under unless accompanied by parent or adult age 21 or older.
- 7) 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.
- 8) Golf carts, bikes, and walkers must have lights at night.
- 9) Bicycles must be equipped, when operated at night, with a front light and a rear red reflector (or red light).
- 10) Any person under the age of 16 must wear a helmet while riding a bicycle, battery powered scooters, or skateboards.
- 11) Battery powered scooters and skateboards may only be operated during the daytime (no nighttime use).
- 12) The owner's lot number shall be clearly displayed on the scooter. Numbers must be in contrasting colors (Clearly visible).
- 13) Pets must always be on a leash. Pet's waste must be picked up and deposited in garbage containers.
- 14) No parking or storage of any vehicle, golf carts, boats inside or rear setbacks. Parking in Common Area Buildings such as the front & side of Kay Weeks, Lower Rec, & Basketball Court is for Day-Parking ONLY. For overnight parking at LOS or the Office please see the guardhouse.
- 15) Trash pickup is on Monday and Thursday mornings. Recycling pickup is on Thursday. To request a free recycling bin or for a list of recyclable / nonrecyclable items, please see office.
- 16) Canopy tents and shade screens must be taken down when you're not residing in the resort.
- 17) If hurricane is expected all outside furniture, boats, trailers, RVs, etc. must be secured according to Monroe County Code.
- 18) There will be no large household appliances allowed outside on any lot. Only one commercially manufactured outdoor barbecue, one chest freezer and/or commercial patio/lawn furniture will be permitted on any lot. All the above-mentioned items must be removed when lot is empty and/or RV is removed. No outdoor sinks permitted.





Motion X  
(2/2)

**Outdoor Resorts at Long Key a Condominium**  
Mailing Address: P.O. Box 816 Long Key, FL 33001  
Physical Address: 65821 Overseas Hwy Long Key, FL 33001  
Phone: 305-664-4860 Fax: 305-664-5268  
Email: [arabel@outdoorresorts.us](mailto:arabel@outdoorresorts.us)

## RENTAL REGISTRATION

Lot Number: \_\_\_\_\_ Tenant's Name: \_\_\_\_\_

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_

Home Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Primary Cell #: \_\_\_\_\_ Secondary Cell #: \_\_\_\_\_

Emergency Contact: Name: \_\_\_\_\_ Cell #: \_\_\_\_\_

Number of people in party: Adults: \_\_\_\_\_ Children: \_\_\_\_\_

Name of all persons over the age of 17: (Not Including Guest)

1. \_\_\_\_\_ 4. \_\_\_\_\_

2. \_\_\_\_\_ 5. \_\_\_\_\_

3. \_\_\_\_\_

Number of Pets (Maximum 3): Dogs: \_\_\_\_\_ CATS: \_\_\_\_\_ Other (specify): \_\_\_\_\_

### Automobiles:

1. License Plate # \_\_\_\_\_ Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_

2. License Plate # \_\_\_\_\_ Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_

3. License Plate # \_\_\_\_\_ Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_

### Watercrafts / PWCs:

1. State / FL # \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_

2. State / FL # \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_

3. State / FL # \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_

### Trailers:

1. License Plate # \_\_\_\_\_ Make \_\_\_\_\_

2. License Plate # \_\_\_\_\_ Make \_\_\_\_\_

3. License Plate # \_\_\_\_\_ Make \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Tenant's Name: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Owner's Cell #: \_\_\_\_\_



Outdoor Resorts at Long Key a Condominium  
 P.O. Box 816 Long Key, FL 33001  
 Phone: 305-664-4860 Fax: 305-664-5268

Motion Y  
 (1/2)

**PRIVATE EVENT AGREEMENT / USE OF ASSOCIATION PROPERTY  
 RECREATION FACILITY RESERVATION FORM**

This Agreement for the private use of Association Property (the "Property") is entered into by and between the \*Association, Outdoor Resorts at Long Key Inc., (the "Association") or its designated representative, and \_\_\_\_\_, lessee (owner/tenant) of Lot # \_\_\_\_\_.

1. The facilities requested: **(Please circle)**      **Upper Rec** /    **Lower Rec Kitchen** /    **Stan Roe**

2. The private use is scheduled for **(Date)** \_\_\_\_\_

3. Number of cars from outside the park: \_\_\_\_\_ *\*\*\*Names of outside attendees must be given to Security 24 hours in advance. Parking is permitted in designated areas only.*

4. **(Please circle 'Yes' or 'No')**

- |                                     |                 |  |                 |
|-------------------------------------|-----------------|--|-----------------|
| ➤ <b>Microphone Equipment</b>       | <b>Yes / No</b> | ➤ <b>Setup / take down tables/chairs (Refer to #6)</b> | <b>Yes / No</b> |
| ➤ <b>Use of facility after 10PM</b> | <b>Yes / No</b> | ➤ <b>Elevator Key (Return after event)</b>             | <b>Yes / No</b> |

5. A non-refundable \$50 fee per event / facility to be paid for the private and exclusive use of the Upper Rec, Lower Rec Kitchen, and Stan Roe by the lessee. Payable to Outdoor Resorts Long Key or ORLK.

6. A \$50 fee to have Maintenance setup and take down tables/chairs for the event. If said lessee commits and agrees to setting up and taking down tables/chairs themselves, they will not be charged the fee.

7. Private events are not sponsored by or under the authority of the Association. Owner and/or Tenant must be the lessee and at the party. No subletting. The lessee is responsible for their event and all attendees. Lessee is also responsible for any damage, injury or mishap related to the event.

8. Use of the facilities is subject to the following restrictions and requirements:

A. Reservations must be made at least 14 days in advance of the event. Use of the property is limited to the express facility which has been reserved.

B. A refundable Damage Deposit per event is required to be paid, one week prior to the date of the event: All deposits must be made either by cash or check, payable to Outdoor Resorts Long Key or ORLK.

**Deposit: Stan Roe - \$100 Capacity: 100 Upper Rec - \$500 Capacity: 135 / Balcony: 30 Kitchen - \$1,000**

C. The Property will be inspected by a representative of the Association twice. Once, prior to the event and once after the event. If there was no damages and the facility was left clean, the deposit will be refunded. If the Association must pay for cleaning, replace any missing items and/or repairs of any damages to the property. The lessee will be charged at 1½ times the actual cost to the Association.

D. Any equipment used, including the stove, oven, microwave, refrigerator/freezer, etc. must be cleaned and left in the same condition as it was found. Tables, chairs, floors, etc. must be cleared of debris and wiped and/or mopped clean. The dishwasher must be unloaded when finished and dishes, utensils, etc. returned to proper place. Towels, wash cloths, aprons, etc. which are used must be washed and returned to the kitchen. The facility must be ready for inspection at 8am the morning following the event. All trash will be placed in plastic bags, tied, and placed in the designated trash area.

Motion Y  
(2/2)

- E. Access to the Property will be provided at the agreed upon time. The lessee using the facility may decorate the day of the event and must be removed afterwards. Arrange for all deliveries to be made during the hour's facility is reserved for. Park quiet hours (11PM - 8AM) must be observed. Please remind your attendees when leaving.
- F. Use of the Property for this event is limited solely to the facilities described above. No attendees will be permitted to use or access other portions of the Property. Upper Rec Hall balcony capacity: 30
- G. All use of the Property is at the risk of the lessee and their attendees. The Association will not be responsible for any user's personal articles which may be lost or stolen during the event.
- H. All facilities are to be locked at all times when not in use. When the facilities are unlocked, they're not to be left unattended at any time. Arrange with Security to unlock / lock up. When said function is over, the lessee must notify Security and wait until they arrive to lock up. If failure to do so results in damages, loss or any problems, the lessee will be held responsible. All lights, fans, and air conditioners must be turned off after the event.
- I. No sale of alcohol is permitted in any facility. If alcohol is being served the lessee will assume liability for any injuries or damages resulting from the alcohol. This will not apply to a "BYOB" (Bring Your Own Beverage). No alcohol is allowed at any parties/events for children.
- J. All parties and events for children under the age of 18 years old must be accompanied by adults aged 21 and over, and at least 2 (two) adults per 30 children are required in the reserved facility at all times during the event.
- K. The Lessee and their attendees must abide by all Association Rules. Rules & Regulations are available at the office or on our website: [www.orlk.org](http://www.orlk.org)

**ADDENDUM FOR PRIVATE PARTIES AND EVENTS**

**Note:** This Addendum does not apply to functions sponsored by the Association, any Association Committee, the Rec. Department, or any branch of the Rec Department.

It is acknowledged and understood by all parties that the lessee has signed this Release, Waiver, and Indemnification as a condition to the Association allowing the use of the premises for non-Association functions or purposes. Lessee has read this agreement as well as the Rules and Regulations and understands, acknowledges, and agrees to abide by both.

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Signature: \_\_\_\_\_

Dated: \_\_\_\_\_

-----  
(FOR OFFICE USE ONLY)

Dated: \_\_\_\_\_

OUTDOOR RESORTS AT LONG KEY, INC.

\$50 Fee Received - Date: \_\_\_\_\_

By: \_\_\_\_\_

Deposit Received - Date: \_\_\_\_\_

Print Name: \_\_\_\_\_