

Outdoor Resorts Long Key Communicator

President's Message

Submitted by Allan Ortman

Everyone is full of hope and delight in seeing the continuing improvements in the park, the declining positivity with the Covid virus and the on-going efforts of every resident to make things as "normal" as possible. This has been a tough year at ORLK but we continue to try to make every resident, both owners and tenants, happy they chose to spend their winter in PARADISE.

There have been some pitfalls along the way. The disruption caused by the installation of Comcast Cable has seemed protracted, but there is an end in sight and all this commotion will be forgotten when everyone can obtain outstanding television service and, more importantly, high speed internet. The decision to bring this service to ORLK was overwhelmingly supported by the community so I hope that the residents can tolerate the current inconvenience a little while longer.

As I write this message, the positivity rate for the Covid virus in Monroe County remains under 5% and continues to decline. Although still not out of the woods, both the County and ORLK are slowly returning to normalcy. Throughout this The park still suffers from owners renting their properties to tenants that refuse to comply with our Rules and Regulations. The problem increases when these renters can move around the park and rent other residences without concern. Your Board of Directors encourage owners to vet prospective tenants through the office prior to renting. It is the best way to retain good tenants and reduce the effects of bad tenants.

As we continue to improve the parks appearance and infrastructure, I encourage you to get involved in our progress. Consider volunteering for a Committee, running for a Director's position or joining your neighbor in keeping the park clean and attractive. Your Board is dedicated to serving the community and we look forward to your assistance and participation.

Please stay safe and healthy.....



April 2021 Spring Edition

Presidents Message1

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Important Dates

4/10	April Board of Directors Meeting .
5/8	May Board of Directors Meeting
5/31	Memorial Day
6/12	June Board of Directors Meeting
7/4	Independence Day
7/10	July Board of Directors





COMCAST

Comcast is making progress and we should be receiving information on installation to our houses on the west side soon. Each individual owner will need to decide if they wish to obtain a personal Comcast contract for services. The installation cost has been paid for by Comcast and there has been no cost to the association. The streets will be repaired and when the entire project is done the roads will be resurfaced using reserve funds.

Pedestals - These green pedestals in the picture and the new Comcast pedestals on your lot have a lease to be there. They are owned by ATT and Comcast and have the wiring for you and your neighbors for hardline phones, DSL Internet and Direct TV. If you damage them you are affecting the above services for all your neighbors. Be respectful to your neighbors. If you should mistakenly damage one, call ATT or Comcast to report the damage.



Construction and Working Hours

Respect you neighbors quality of life. Stop construction at 6:00 pm. Make sure you get a Unit Improvement Form from the office and a building permit from Monroe County. Many violators have been required to remove improvements and fined by Monroe County for not getting the proper permits. If you have a lot which had a home with a sticker on it you can not take it back to being a motorhome lot.



Courtesy Weed Notice

Did you receive a courtesy weed notice. If the weeds have been killed or removed there will be no further action. Solve the weed problem and plant flowers, trees, and shrubbery in the area. It will increase the value of our property.

Bathrooms

There were some changes to the plans and this created a need to get new permits from Monroe County. They are really going to get renovated!



Board of Directors 2021—2022

<u>Board Role</u>	<u>Name</u>	<u>Committee</u>
President	Allan Ortman	Safety
Vice President	Ron Trice	Rules
Secretary	Viviana Ramos-Perez	Personnel
Treasurer	Vivian Catá	Treasurer
Director	Bart Wilenski	Communication Wi-Fi TV
Director	Manny Hernandez	Landscaping
Director	Ron De Marco	Store / Marina
Director	Tony Reyes	Construction
Director	Al Collado	Fitness Room



ANNOUNCEMENT! *The Gym is now open!*

Thanks to Al Collado and all the committee members who assisted in this process!



Rays of Sunshine

Send information to Sandi Roy and Joyce DeMarco! Sunshine Report November – March. Messages were sent to the below ORLK family.

Get Well Messages :

- Lori Slaughter & Nile
- Jim Mealey
- Pauline Schroeder
- Carl Minning
- Eric Suschke

Sympathy cards:

- Gerri Forsyth-her husband Don
- Forsyth Family-their mother Gerri
- Lincoln Iturrey-his brother
- Isabel Suschke-her husband Eric
- Berlinski Family-their father Marty

- Mathre Family- Alice, a former owner
- Evelyn Nealeigh-her partner, Joe (Mr. Ping Pong)

Thinking of You Cards:

- Dee Parker
- Debi Loeffler



Google Rating / Website

According to Google, ORLK's Google listing was updated which drew additional traffic to our website. Google indicated ORLK had over 37,000 hits and a 4.5 rating. This draws attention to ORLK on the intranet leading to potential renters for the Owners. Encourage your renters to leave a rating on Google so that ORLK continues to show up on searches.



If you have not signed up for access to our website or need assistance, reach out to Bart Wilenski or the office for assistance. Please use the website to read the conch hom, statements, and calendars. This helps our environment and saves trees as well eliminates the cost of printing, time, and postage. If you opt to have hard copies mailed rather than electronic notices, statements, managers reports, etc., please inform the office.



Monroe County has a leash law which requires your pets to be leashed at all times.



Scoop your poop! The dog park has live cameras to catch violators and the fine is \$100.00.

Landlords

Rentals must be for a minimum of 30 days. The tenant must be one family or individual (maximum of 5 people). Rentals must be a minimum of 30 days and must be restricted to one family per unit. If a renter vacates the premises prior to 30 days, the unit cannot be used for new renters or guests until the end of the original lease. Lease application and fees must be in the office 14 business days before rental. Rental Applications will not be accepted any earlier than three (3) months in advance. A \$25 registration fee will be charged to the owner's account. A \$100 processing fee will be charged to the owner's account for late registrations when the lease begins. Note: Fee will not be charged to account until tenant's month of arrival. Rental application 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 cannot be changed, altered, or modified after being submitted to the office. No subletting. Only two bar codes per unit (\$5 each) for renters. All issued decals and permits must be visible for viewing.

LANDLORDS ARE RESPONSIBLE FOR ALL FEES AND FINES INCURRED BY TENANTS.



ORLK Spring 2021 Fishing Report

Submitted by Frank Rod



Information was compiled from various fishing resources throughout the middle Keys

Backcountry and Bay:

Trout and Snappers can be caught around the western park boundaries. Nice Snappers are being reported around the island moats throughout the bay using cut fresh bait. The Flamingo area has been very productive lately especially when the water is slow. Redfish, Snook, Trout and many more have all been part of the daily catch.

Reef:

Yellow Tail are running in waters from 30' to 60', chumming on the top and with chum balls! Mackerel have been hitting vertical jigs, blue and pink in depths 80' to 120'. Current has been running West 3 to 7 knots, which makes conditions ideal for large Yellow Tail.

There have been reports of more mutton snappers and amberjack on the deeper wrecks. Plus, kingfish and some very large cero mackerel are showing on the wrecks as well as the reef. Anglers reported Cobias, Goliath Groupers, Sharks and Spanish Mackerel while fishing the wrecks and ledges.

Offshore:

The offshore bite has been right on time with some good current moving in close to the reef, bringing a few early Mahi and good numbers of blackfin Tunas on the wrecks. Still good numbers of kinds, and a few wahoo as well. Lots of Bonita around these areas and even a few snails showing up again, so the fishing is really picking up!

Bridges:

If you can find the Pilchards or sardines, a live well full of them will get you plenty of action around the Long Key Bridge and channels. Cutting fresh bait like ballyhoo or mullet will also work. Fish around the tide changes when the current is not too strong. Tarpon, Snappers, Groupers, Jacks and many more can be part of the action.

Helpful fishing phone apps (all free):

- Buoyweather - gives you two days worth of wind and wave conditions
- Fish Rules App - easy to read current fish regulations with photos
- Tides Near Me - self explanatory



Treasurer's Report

Submitted by Vivian Catá, ORLK Treasurer

March 2021



Hello ORLK family,

I truly hope that you are all staying safe during this pandemic and following the protocols advised by the CDC as well as health care professionals. I strongly recommend that when you are eligible to receive the vaccine to go ahead and receive it. I am now speaking to you as a nurse, a Critical Care Nurse and Nurse Practitioner. I have seen firsthand what SARS-Cov-2 can do. If any of you need anymore information regarding COVID-19 and you have a question for me, you can get my email from the office or if you ask me when you see me around ORLK starting in April.

Now changing hats to that of Treasurer for ORLK. For those owners that might be new this past year, I am also a non-practicing accountant and CPA (Certified Public Accountant) and worked almost 20 years in accounting and finance in many multi-national corporations before I became a nurse. If you'd like to know more about my past career the information that I submitted to be a Director is in the office and if you see me around ORLK you can always come up and ask me.

I would like to thank those of you who showed interest in the budget process, attended the workshops, and have asked me questions regarding our budget. The final budget was approved with an overwhelming majority last month at the annual meeting and I appreciate that as well. As of November 30, 2020, audited financial statements, ORLK has a net loss of approximately \$13,600, with that loss occurring in this same quarter (09/01/2020-11/30/2020). In other words, expenses year-to-date (YTD) exceeded income YTD by this amount. At the end of November 30, 2020, balance in our reserves account is \$1,335.721. If there are any specific questions, you can contact the manager or myself. Thank you for your continued interest in ORLK and its financial standing.

I expect our full year (ending 02/28/2021) to end with a loss as well but we continue in particularly good financial standing. Remember for the last few years we have always had a gain (more income than expenses) so a minimal loss will not affect our financial well-being. At this moment, our financial statements are being worked on and audited by our outside accountant. I have requested for the financial statements to be presented in a timely manner and I have received a date of Mid-May for this. As soon as they are ready, we will post on the website to share with all the owners. Thank you again and enjoy our little piece of paradise.



Informe del Tesorero

Sometida por Vivian Catá, Tesorera de ORLK

Marzo 2021



Hola familia ORLK,

Realmente espero que todos se mantengan a salvo durante esta pandemia y sigan los protocolos recomendados por los CDC y los profesionales de la salud. Recomiendo que, cuando sea elegible para recibir la vacuna, continúe y la reciba. Ahora les hablo como enfermera, enfermera de cuidados intensivos y practicante de enfermería. He visto de primera mano lo que puede hacer el SARS-Cov-2. Si alguno de ustedes necesita más información sobre COVID-19 y tiene una pregunta para mí, puede recibir mi correo electrónico en la oficina o me pueden preguntar cuando me vean en ORLK a partir de abril.

Ahora cambiando de puesto por el de tesorero de ORLK. Para aquellos propietarios que podrían ser nuevos el año pasado, también soy contable no practicante y CPA (Contador Público Certificado) y trabajé casi 20 años en contabilidad y finanzas en muchas corporaciones multinacionales antes de convertirme en enfermera. Si desea saber más sobre mi carrera anterior, la información que envié para ser Director está en la oficina y si me ve por ORLK, siempre puede venir y preguntarme.

Me gustaría agradecer a aquellos de ustedes que mostraron interés en el proceso presupuestario, asistieron a los talleres y me hicieron preguntas sobre nuestro presupuesto. El presupuesto final fue aprobado con una abrumadora mayoría el mes pasado en la reunión anual y también lo agradezco. Al 30 de noviembre de 2020, estados financieros auditados, ORLK tiene una pérdida neta de aproximadamente \$ 13,600, ocurriendo esa pérdida en este mismo trimestre (09/01/2020-11/30/2020). En otras palabras, los gastos del año hasta la fecha (YTD) excedieron los ingresos YTD en esta cantidad. Al final del 30 de noviembre de 2020, el saldo en nuestra cuenta de reservas es de \$ 1,335.721. Si tiene alguna pregunta específica, puede comunicarse con el gerente o conmigo mismo. Gracias por su continuo interés en ORLK y su situación financiera.

Espero que nuestro año completo (que finaliza el 02/28/2021) también termine con pérdidas, pero seguimos en una situación financiera particularmente buena. Recuerde que durante los últimos años siempre hemos tenido una ganancia (más ingresos que gastos) por lo que una pérdida mínima no afectará nuestro bienestar financiero. En este momento, nuestro contador externo está trabajando y auditando nuestros estados financieros. He solicitado que los estados financieros se presenten de manera oportuna y he recibido una fecha de mediados de mayo para ello. Tan pronto como estén listos, los publicaremos en el sitio web para compartirlos con todos los propietarios. Gracias de nuevo y disfruta de nuestro pedacito de paraíso.

Newsletter designed by Viviana Ramos-Perez

