



Outdoor Resorts Long Key Communicator

President's Message

Submitted by Allan Ortman

As the summer of 2021 draws to a close and the park begins its transition to the fall and winter months, the staff and employees of ORLK are continuing to improve the park and their efforts are obvious to both the residents and visitors. Pressure cleaning, new paint and facility upgrades have beautified the park and the continuing efforts to streamline administration have enhanced owner satisfaction. Owners should look for even more improvements in the coming months with long awaited projects being realized. Bathroom renovations, boat ramp repair and internet services are all moving forward and, regardless of the various snags we've encountered, should be completed soon. Comcast has completed their work on the west side of the park and are now beginning to lay the infrastructure on the east side. Hopefully, the storms will stay away long enough to bring their services to every resident that wants it as quickly as possible.

The summer saw an increase in both residents and their activities and this was highlighted by our Independence Day celebration. We continue to tweak the celebration (hot dogs!) and have plans for an even bigger event next year (enough hot dogs!) Everyone, both staff and volunteers, did a terrific job and the turnout was overwhelming. Attendance was by far the largest we've had and my compliments to everyone who participated.

Your gym/exercise room has proven to be a huge success and well received by residents. The staff and committee that designed and created this space deserves kudos for their efforts. I encourage everyone to check out your gym and see everything it has to offer.

As busy as the park was this summer, there were very few issues and this is a direct result of the proactive efforts of Odell and our Safety department. A new concern for Safety is the proliferation of the battery powered scooters that are being operated on our roads by young children. Safety has undertaken an education program for both child and parent and are encouraging the use of helmets and adherence to traffic laws.

Your Board of Directors are committed to you and ORLK and we encourage you to participate in the process, either by volunteering or supporting the park improvements. Sadly, this summer we have lost owners that were influential in the park and I believe the best way to honor their memory is to get and stay involved.

Safe travels to those arriving and leaving Outdoor Resorts and we look forward to seeing you again.

August 2021 Summer Edition

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Important Dates

9/11 September Board of Directors Meeting

10/9 October Board of Directors Meeting

11/13 November Board of Directors Meeting

12/11 December Board of Directors Meeting





Personal Watercraft

PWC must be 300 feet from shore, at least 50 feet from another vessel and 500 feet from a bathing area. (There are bathing areas in the gulf at Lots 60 and 268) Large wakes are damaging our seawalls and repairs are very costly.



Community Documents

It is important that each resident becomes familiar with our By-Laws, Amendments, Rules and Declaration documents to determine how our community functions and maintains our values and quality of life. Owners are responsible for communicating to their tenants and guests the rules that must be followed. Any fines associated to tenants or guests are the Owners responsibility.

The following by-law and declaration changes will be proposed at the annual meeting.

Betterments-(By-Laws VII d) The amount allowed to be spent without community approval for capital improvements will be increased. This will allow business transactions to be made more efficiently. The original amount was selected long ago and is not appropriate in today's business economy.

ORLK Park description: (Declaration-Article III Legal description and identification of units) The three lots which were purchased by the association and changed to maintenance will be removed from the park description and decrease the description to the proper number of units. This is only a vote so that proper description can be on file with the county and in our records.

Quorum at annual meetings (By-Laws 2.5) The motion will change the method of determining a quorum. This will make it easier to have a meeting and prevent the absentees from controlling the efforts of the community.

Speed Bumps-For safety reasons and to slow down people speeding.



Billing and Payments

To be more efficient and cost effective, the office has been working to provide electronic billing and payments electronically. If you need assistance see Bart Wilenski Lot 286.

If you are not already enrolled, call the office and ask them to begin the process with an invite. The procedure is as follows:

Step 1: The office sends you an email asking you to register and update your profile.

Step 2: You provide a User Id and Password for billing and payments.

Step 3: You will receive a communication indicating that you are registered.



Step 4: Go to OutdoorResortsMyCommunity.com and sign in.

Step 5: Select billing and payments and sign in.

Step 6: Select how you want to pay!

- Credit Card will cost 3.5%
- ACH payment will cost 1.95 for the electric payment and 0.00 for the Condo Fee.



Here is your Sunshine Report. Please send information to Sandi Roy and Joyce DeMarco! Messages were sent to the below ORLK family.

Get Well Messages :

- Millie Nitzsche
- Bob Courvoisier
- Esther Lopez
- Donna Lushbaugh
- Kirk Grunder
- Joyce DeMarco
- Victor Decramer

Sympathy cards:

- Evelyn Nealeigh (Partner Joe)
- Lynne Knoll (Son)
- Becky Courvoisier (Husband)
- McKinney Family (Ruth)
- Archambault Family (Connie)
- Ed Atkins (Sara)



Lots and Landscaping

The Board, management, and maintenance crew work diligently to make the common areas attractive and clean. Landscaping is one of the few home improvements you can make that adds value immediately while interior decor and design concepts regularly go out of style and mechanical systems wear down. The Wall Street Journal and National Geographic have had articles that indicate the value of landscaping to real estate and the environment. Plants grow fuller and more robust as the years go by. We are following Monroe County rules which requires a tree on each property and vegetation to be replaced if it is removed.

Unit owners shall not cover more than 75 % of their lots with concrete, blacktop, decks, or pavers. The remaining 25% of the lot shall be retained for grass, shrubbery, flowers, and other vegetation. The use of

coconut palms is prohibited. Grass can be substituted with decorative aggregate. All decorative aggregate must be porous and have drainage capabilities. Other vegetation must include a minimum of one palm (coconut palms do not comply with this requirement). *Trees or protected vegetation cannot be removed, only relocated. Any palm or tree that dies must be replaced by the owner. The owner must submit a Unit Improvement Form before any clearing, removal, or relocation of trees.*



Pets

Dog owners are reminded that all animals must be leashed at all times in common areas except in the "Doggie Park". All "walk" areas (state property on East Island, near entrance gate, Tiki Island, Sunset Park) require that dogs be leashed at all times. Owners must clean up after pets. Plastic bags and garbage cans as well as water and hoses are provided. Failure to comply results in a \$100.00 fine. Cameras have been installed to catch violators. Owners are also reminded that animals are not allowed in pool areas or buildings.

Tiki Island

Tiki Island is for picnics, parties, lunches, lounging, sunbathing, and fishing. Dog owners and fishermen please clean up after yourself so that it remains pleasant for all. Water and hoses are available to clean up. Not cleaning up after yourself is a nuisance and you can be fined. Fishing is allowed from the island anytime, but not in the marine basin during the day. While dogs are allowed on Tiki Island, they must be leashed at all times.



Marina

Watch the store for sales and bargains. Store hours are extended on weekends in the summer. If you need something and it is not in stock, we can probably get it by the next day.

If in need of fishing, boating, marine equipment and tools, check out your marina which will have prices which can't be beat. Ask to see the catalog in the store! (It is similar to West Marine, Overton's, etc.). The price in the catalog is the list price. We call the distributor for our cost and add 20% plus sales tax. ORLK price will be 50 to 70 per cent below retail.

Canal

Do not throw fish carcasses in the canals. Not only does it attract sharks and crocs, but, it stinks and you will get fined. Freeze the carcasses and take them back to the gulf or ocean where everything finds a mouth. Inform your guest and tenants about disposing of carcasses and the fine. Many people also choose to swim in the canals.

Safety

Stop signs are there to protect everyone. They are not for decoration!
Curfew hours are 11:00 PM to 6:00 AM for all persons 17 and under.

ORLK has had a "explosion" of battery powered scooters and bikes that are being operated primarily by children under the age of 15. Helmets, curfews, supervision, and use are being addressed by the board.



Renovations and Construction

Before beginning a project, make sure that you have determined whether a Monroe County permit is necessary and get a Unit Improvement Form. **If you begin construction without permits the County and the park will penalize the violation.**

Registrations

Boat, PWC, vehicles, and golf carts must be registered with safety and the office. They must all have decals or stickers to be in the park. This applies to owners, guests, and tenants.

**Pre-Registration
REQUIRED**



West Island owners have received service. The number for installation is 1-800-934-6489. There is no timeline for the East Island project. Any damage to utility posts on your property are subject to penalties.



Fishing Report *Submitted by Frank Rod*

Information compiled from various fishing sources throughout the middle keys.

Florida lobster sport season, locally dubbed "mini season" for its short time duration, began at 12:01 a.m. Wednesday, July 28, 2021, and ended at midnight Thursday, July 29, 2021. The regular season began at 12:01 a.m. Friday, Aug. 6 and ends at midnight March 31, 2022.

Backcountry and Flamingo:

The glades have been amazing lately. Baby tarpon, big tarpon, snook, redfish. They're all eating. The fishing has been great, weather notwithstanding as the storms tend to build up around the mainland and travel north. The fishing out there should stay great through the summer into fall.

The early morning bite has been best. Big jack, snappers, groupers and more have also been part of regular catches caught on cutup pinfish or ballyhoo. A great fishery for a stormy day.



Reef: The wrecks and deep ledges this week have been on fire since the storm passed with the mutton snapper bite in full swing. Some really nice black groupers too, so the bottom fishing has really heated up since Elsa. Night time snapper bite remains strong.

Offshore:

Lots of mahi and tuna offshore. The fish have been in close, with most inside 700.' Lots of Bonita on a super nice color change out in 350.' The weekend is looking pretty decent for the weather with the winds blowing only 10-15, and not much rain in the forecast.

The most successful strategy for dolphin and tuna has been trolling small lures down the edges of the weed line, although rigged ballyhoo is also working.



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

Garbage

Make sure your garbage is secure and packaged to protect the proliferation of rats and rodents. If you are leaving before pick-up day do not leave bags. All refuse should be in closed containers.





**Goodbye
Summer!**

Hello Fall!



Newsletter designed by Viviana Ramos-Perez

