

# Outdoor Resorts Long Key Communicator

## President's Message

*Submitted by Allan Ortman*

Now that the summer heat has left the park and has been replaced by cooler weather, there is not a better time to be at ORLK and enjoying the opportunities that the park has to offer. Whether going offshore or roaming around the bay, the fishing has been great and doesn't show any signs of slowing down! Your winter Recreation Coordinators have a full slate of activities planned for the season and we hope that everyone takes advantage of everything available in the park.

I'd like to take this opportunity to update the community on the progress of some awaited improvements in the park;

1) We have hit a major snag regarding the improvements to our bathhouses. Our original goal was to reduce the footprint of these spaces, allowing for additional room for storage. However, Monroe County has determined that any change to the current footprint would require updating each bathhouse to be ADA compliant. The cost associated with this change would be significant and so we are now reviewing plans to rebuild the bathrooms to their current configuration.

2) Comcast is finally completing the placement of their infrastructure and we are days away from providing internet and cable services to the entire park. This has been a long and arduous journey for the park but, according to those who are "hooked up", the wait has been worth it. This gives every resident the option to choose only those services that they want. Kudos to the Park Manager and Director Collado for working through this process.

For those that were unaware, almost half the park was without power for over a day last month due to a trailer demolition mishap. It was only because of the diligence and efforts of our Park Manager and Maintenance Supervisor that the repair was made as quickly as it was. Those of us that were affected by the outage and who witnessed firsthand the efforts of Adam and Humber to should appreciate their dedication to ORLK. I hope that you would join me and the Board of Directors in thanking our staff at every opportunity because it's through their efforts that the park remains "Paradise".

To keep abreast of the activities of YOUR park, I encourage you to attend the monthly board meetings and voice your opinion on issues involving ORLK. Due to updates in our system, even if you can't attend in person, you can still join the meeting virtually and both hear and comment on those issues.

On behalf of the entire Board of Directors, we hope you had a Happy Thanksgiving and Merry Christmas and we look forward to a wonderful winter season and fantastic New Year.



### December 2021 Winter Edition

Presidents Message ..... 1

### Inside this issue

Landlords .....	2
Electric Bills .....	2
Annual Meeting.....	3
Safety.....	3
Billing and Payments .....	3
Lots and Landscaping .....	4
Pets .....	4
Tiki Island.....	4
Marina / Canals .....	5
Renovations / Construction.....	5
Registrations.. .....	5
Comcast / Xfinity .....	5
Treasurers Report .....	6/7
Fishing Report.....	8
Rays of Sunshine.....	9
Garbage.....	9
Happy New Year.....	9

### Important Dates—2022

1/08 January Board of Directors Meeting





## Landlords

**Please review the rules and regulations with your tenants.**

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.

## Electric Bills

ORIK electric is charged to the Association by Florida Keys Electric. Each unit's meter is read and then the new number of Kilowatts is subtracted from the previous month's reading and then multiplied times the cost charged by FKEC to determine your monthly charge. The cost of kilowatts has ranged from .07 cents in May of 2020 to .14 cents in October of 2021. Common area electric is separately billed.

If you would like to check your bill you would read the meter at the beginning and end of the month to find the number of kilowatts used and multiply times the monthly kilowatt cost which is available at the office.

There is no way to compare your utility bill with friends and neighbors because you do not use your electric energy the same way. No two families own all the same appliances, do the same washing and drying, have the same hot water usage, use the same lights, or have the same lifestyles.

### Common Causes of Bill Variations

Seasons of the year and light variations, weather extremes, daylight saving time, five-weekend months, number of days in billing cycle, size of family, visitors, vacations, and old appliances, defective appliances, shortage of refrigerant, clogged air filters, leaks in hot water, insulation, and window adjustments all increase energy consumption.

If you notice changes in the amount of your electric bill, look at the usage. The dollar amount on the bill depends mostly on the amount of kilowatt hours that go through the meter.



## Annual Meeting

***A quorum is necessary to pass the budget! Please vote electronically.***

## 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.

Speed bumps—In order to make it safer on the roads of the park, the board is considering the installation of speed bumps! Please discuss with Board and members and manager. Suggestions for placement can be given to the office.

## Billing and Payments

To be more efficient and cost effective, the office has been working to provide electronic billing and payments. Each manually prepared bill costs over \$1.00 which computes to an annual cost of around \$5,000.

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 [OutdoorResortsMyCommunitysite.com](http://OutdoorResortsMyCommunitysite.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.

If you need assistance see Bart Wilenski Lot 286.



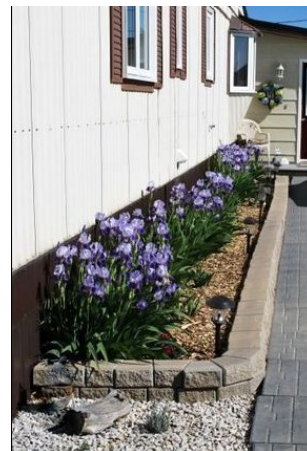
## Lots and Landscaping

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 rule 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. 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. Many people also choose to swim in the canals. Give them to the crabber's in the park for bait. 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.

## 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.

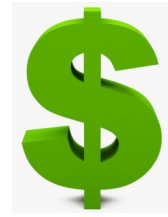


Comcast services are now available for residents on the east island. To schedule an installation please search [Xfinity.com](https://xfinity.com) or call Comcast at 1-800-934-6489. Please note there is a \$100 installation fee. The roads should be repaired by 1/15/22.



## Treasurer's Report submitted by Vivian Catá

December 2021



Hello ORLK,

Hope you all are well and gearing up for a beautiful holiday season. I am excited to welcome home our Winter residents especially after the trying time we had in 2020 and early 2021 but I also want to emphasize safety amongst us all.

I wanted to share a summary in this month's Communicator regarding the upcoming budget for fiscal year 03/01/2022 – 02/28/2023. I first want to start saying that this has been a trying year in attempting to contain costs. You all have seen the increases we have had in goods and services as well as increases in household insurances and taxes, basically everything has increased in cost. We must be thankful that we have a booming economy, but we are all being affected one way or the other. Because of all the increases around us, ORLK is being affected as well.

The monthly fee for ORLK starting in 03/01/2022 will be **\$336** per month per lot, I want to explain a few items that are causing this increase:

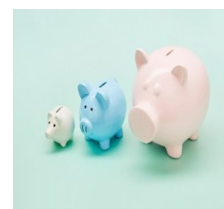
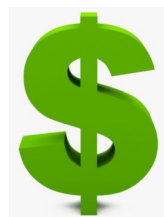
- 1) We all know that good and loyal employees are hard to come by and we all love our ORLK employees. They are friendly and hard working and I know they consider ORLK their second home. A good percent have been with us for over 10 years. ORLK needs to be more competitive in the job market and because of this we need to bring their salaries to be commensurate with their experience and the market. Approximate increase in this section is about **\$11.98/month/lot** from last year's budget.
- 2) Insurance as I mentioned have increased for all. We had this coming year an increase in Condo insurance of about 16% (costs to insure ORLK common property) and an increase in employee health insurance as well (between 4.8-6%, in which we will take the burden of this increase). Approximate increase in the Condo insurance is about **\$5.84/month/lot** from last year's budget, not counting the store insurance.
- 3) Reserves. As I have mentioned for a few years, I believe it is time we begin to increase our reserve percentage to 70%. Years ago, before my time on the Board and before many other Board members time on the Board, the reserve percent was set at 65%, I'm not sure how that number was reached, and I have asked a few others and they are not sure either. As you all know, reserves are an integral part of maintaining and operating ORLK and we need to make sure we are funded properly and as you may have heard the State of Florida has created a task force to provide recommendations for condominiums in the State after the tragedy in Surfside. Below I have attached a link you can read at your leisure. Approximate increase in this section is about **\$3.76/month/lot** from last year's reserve amount.

<https://www.floridarealtors.org/news-media/news-articles/2021/10/lawmakers-consider-changes-fla-law-after-surfside-tragedy>

The three points above represent about 83% of our increase in budget year-on-year. I did have a budget meeting earlier this week with low attendance, but all the above was explained in extreme detail and then some. As I always say, if any of you have any questions regarding the budget, please feel free to contact me via the office or contact Adam. I strongly suggest that you all attend our monthly Board meetings as well as any budget workshop in the future.

## Informe de Tesorera por Vivian Catá

Diciembre 2021



Espero que todos estén bien y preparándose para unas hermosas vacaciones navideñas. Estoy emocionado de dar la bienvenida a casa a nuestros residentes de invierno, especialmente después del momento difícil que tuvimos en 2020 y principios de 2021, pero también quiero enfatizar la seguridad entre todos nosotros.

Quería compartir un resumen en el Communicator de este mes sobre el próximo presupuesto para el año fiscal 01/03/2022 - 28/02/2023. Primero quiero comenzar diciendo que este ha sido un año difícil para intentar contener los costos. Todos habrán visto los incrementos que hemos tenido en bienes y servicios así como los incrementos en seguros e impuestos del hogar, básicamente todo ha subido de coste. Debemos estar agradecidos de tener una economía en auge, pero todos estamos siendo afectados de una forma u otra. Debido a todos los aumentos que nos rodean, ORLK también se está viendo afectado.

La tarifa mensual para ORLK a partir del 01/03/2022 será de **\$336** por mes por lote, quiero explicar algunos elementos que están causando este aumento:

- 1) Todos sabemos que es difícil conseguir empleados buenos y leales y todos amamos a nuestros empleados de ORLK. Son amables y trabajadores y sé que consideran a ORLK su segundo hogar. Un buen porcentaje lleva con nosotros más de 10 años. ORLK necesita ser más competitivo en el mercado laboral y por eso necesitamos acercar sus sueldos a la medida de su experiencia y del mercado. El aumento aproximado en esta sección es de aproximadamente **\$11,98** / mes / lote con respecto al presupuesto del año pasado.
- 2) Los seguros como mencioné han aumentado para todos. El año que viene tuvimos un aumento en el seguro de condominios de alrededor del 16% (costos para asegurar la propiedad común de ORLK) y también un aumento en el seguro de salud de los empleados (entre 4.8-6%, en el cual asumiremos la carga de este aumento). El aumento aproximado en el seguro del condominio es de aproximadamente **\$5.84** / mes / lote con respecto al presupuesto del año pasado, sin contar el seguro de la tienda.
- 3) Reservas. Como he mencionado durante algunos años, creo que es hora de que comencemos aumentar nuestro porcentaje de reserva al 70%. Hace años, antes de mi tiempo en la Junta y antes de que muchos otros miembros de la Junta estuvieran en la Junta, el porcentaje de reserva se estableció en 65%, no estoy seguro de cómo se alcanzó ese número, y les he preguntado a algunos otros y están tampoco estoy seguro. Como todos saben, las reservas son una parte integral del mantenimiento y funcionamiento de ORLK y debemos asegurarnos de que recibamos los fondos necesarios y, como ya habrán escuchado, el estado de Florida ha creado un grupo de trabajo para brindar recomendaciones para condominios en el estado después de la tragedia en Surfside. A continuación adjunto un enlace que puede leer en su tiempo libre. El aumento aproximado en esta sección es de aproximadamente **\$3.76** / mes / lote de la cantidad de reserva del año pasado.

<https://www.floridarealtors.org/news-media/news-articles/2021/10/lawmakers-consider-changes-fla-law-after-surfside-tragedy>

Los tres puntos anteriores representan aproximadamente el 83% de nuestro aumento en el presupuesto año tras año. Tuve una reunión de presupuesto a principios de esta semana con poca asistencia, pero todo lo anterior se explicó con extremo detalle y algo más. Como siempre digo, si alguno de ustedes tiene alguna pregunta sobre el presupuesto, no dude en comunicarse conmigo a través de la oficina o con Adam. Les sugiero encarecidamente que todos asistan a nuestras reuniones mensuales de la Junta, así como a cualquier taller de presupuesto en el futuro.

# ORLK Fishing Report

*Submitted by Frank Rod*

*Information complied from various fishing sources throughout the middle keys.*

**Mullet Run:** So, what exactly is a Mullet Run? When water temperatures begin to drop from August into November, mullet begin to head south from the Carolinas and Georgia to warmer waters along the Florida Atlantic coast. Upon reaching the south point of Florida, sexually mature fish head offshore and breed in the Gulf Stream.

## **Backcountry:**

The Mangrove Snapper and Spanish Mackerel bite has gotten quite good now that the waters have cooled off. The areas around park boundaries from Sandy Key to Sprigger bank have some rod bending action. Schools of Spanish Mackerel, Bluefish and Cobia are making their way to our area, a good supply of cut-up pinfish, live shrimp and pilchards paired with some Chum will get you in the action.

**Reef:** Jacks join the regular crew of Snapper and Grouper on the reefs. There have been reports of more Mutton Snapper and medium size Amberjack in deeper water. Plus Kingfish and some very large Cero Mackerel are showing on the reef. The Vermillion Snappers have been stacked up pretty good too. The reef bite has been getting better too with the Yellowtails, so there are plenty of options.

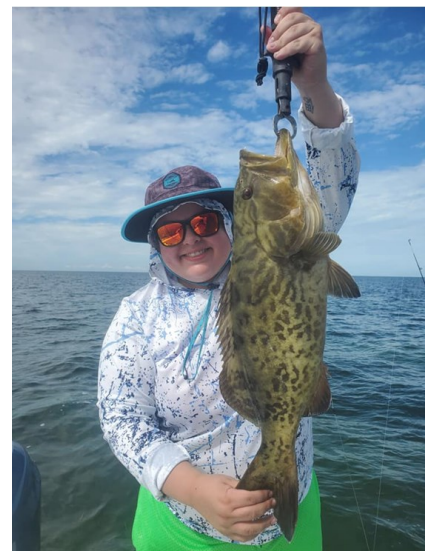
## **Offshore:**

The fronts bring the crisp cool breezes out of the North and thankfully the bait and fish come down with it! Plenty of Kings in these areas and a few Wahoo and Sails. The offshore scene is still showing with a few Mahi and the Tunas are still pretty good on the humps.

**Photo:** Chelsea Rod with a 25" Black Grouper caught in the grass beds of the back country.

## **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





Here is your Sunshine Report. Please send information to Sandi Roy and Joyce DeMarco! Messages were sent to the below ORLK family. Sunshine Report August—November 2021.

**Condolences sent to :**

Wayne Jones  
Ramiro & Juana Gonzalez, Brother  
Dottie Kostner's Family  
Mary Coccia, Sister

**Get Well Messages sent to:**

Esther Bryant  
Bunny Murray  
Jane Sebolt  
Larry Hillman  
Bart Wilenski



## 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 must be in closed containers.** Furniture and construction debris are not accepted by the garbage and recycle trucks. You are responsible to get it to the land fill.

**We wish all our residents and visitors a safe and Happy New Year.**



*Newsletter designed by Viviana Ramos-Perez*

