

Key Largo Ocean Resort

Minutes of the Construction and Communication Committee's meeting held on Thursday, Oct. 8TH, 2015 at 5:30 p.m.

Meeting was convened at the offices of Behar Font & Partners, Architect located at 4533 Ponce De Leon Blvd, Coral Gables, FL 33146

- Orestes Lopez Recio and Gicela Pino presented to the Committee members present and 3 owners an optional conceptual plans for Key Largo Ocean Resort's: pool, club room, sport courts and children's play area. The option was submitted retaining the location of the pool as it currently sits on the site; whereby the pool would be +/- 200 sq.ft., smaller than the existing pool structure. The children's play area would remain in the west end of the site and the club room between the pool and the sport courts. Design "is more in line with a Key West style", stated Orestes. Some other mentionable items; it would include an office for staff as drawn, it is a 1 story structure "using ramps".
- Robert Behar demonstrated an additional option. Robert and Orestes had previously discussed a 1 story sketch; relocating the pool to the east end. Whereby a larger pool would be built. This new option would scale down the original conceptual plan drawn by Robert to a 1 story building, eliminating a need for an elevator and using ramps. The presentation was a hand drawn sketch.
- Gicela and Orestes both stated they would support the hand drawn option presented by Robert.
- As the meeting progressed the committee members remained with 2 owners present and Gicela.
- The committees will recommend an architectural firm on Monday, Oct. 12th, 2015 at the Board Meeting. This recommendation will be made based on the committee member's assessment of several personal interviews and presentations with numerous firms.
- Gicela and Orestes are meeting with principals of the said architectural firm on Saturday, Oct. 10th, 2015. The meeting will be on site at KLOR. The intent of the meeting is for a personal interview and introduction.
- Orestes requested the details, portfolio and references of the architectural firm
- A discussion of likely assessment and budget per unit was revealed and considered \$7,000-\$7,500. This will be the target dollar amount and will be communicated to the architects professionals and general contractors in order to begin the process with a clear financial impact goal.
- Robert expressed concerned over the irrigation under the roads and not crossing through the length of the full blocks. He expressed the importance of committing to developing irrigation plans and completing same before individual unit owners install pavers or decking and would be force to uproot their pavers or decking to insert irrigation as cited in Robert's concern.
- The committees will be obtaining 3 bids for the following:
 1. Rebuilding of the marina slips and pier
 2. Irrigation System
 3. Landscaping
 4. Closed Captioned Cameras security system
 5. Chain Link Fence
 6. Demolition of pool