

Key Largo Ocean Resort Condominium Association, Inc.

Minutes of the Board of Directors Meeting

Date: August 7, 2025

Time: 6:00 PM

Location: Hampton Inn & Suites Hotel, 2855 NE 9 Street, Homestead, FL 33033

1. Call to Order

The meeting was called to order at **6:41 PM** by Elizabeth Perez Garcia, Vice President.

2. Roll Call

Directors and attendees present:

- Eduardo Calil, President
- Osvaldo Mora, Vice President
- Gilberto Garcia, Treasurer
- Andres Perez, Secretary
- Luis Garcia, Director

A quorum was established.

3. Business Discussed

a. Battery Powered Scooters & Golf Carts

- Two scooters were presented as examples.
- Discussion was held regarding registration requirements.
- **Motion:** All golf carts within the community must be registered. **Motion carried.**

b. Gym Rules

- Updated gym rules were presented and **approved.**

c. Committee Matters

- Suggestions for additional ideas to improve community management were shared.
- **Motion passed:** Establishment of a Fining Committee.
- **Grievance Committee established. Appointed members:**
 - Julissa Parsons
 - Robert Behar
 - Arnaldo Godoi

d. Security Enforcement

- Concerns were raised regarding consistency in applying rules.
- **Decision:** Security staff will enforce violation warnings.

e. Pool Terrace / Slip Issues

- Board to contact the installer regarding grip concerns.
- Discussion held on installing additional safety grips.
- Recommendation to consider full **Diamond Brite** replacement rather than patch repairs.
- Repairs needed in pool/handicap area tiles.

f. Coordination of Repairs

- Recommendation to coordinate repairs simultaneously to minimize costs.
- Guards and staff to be notified when projects are scheduled.

g. Sargassum

- Ocean Reef Conservation will clean debris along the seawall (North–South) free of charge.
- Additional research to explore different options for cleaning the marina and preventing accumulation along the seawall.

4. Adjournment

There being no further business, the meeting was adjourned at **8:20 PM**.