



# Outdoor Resorts Orlando, Florida

October 2020

*A Newsletter Published for the owners at Outdoor Resorts at Orlando*



*Left to Right- Jamey Clements (maintenance) working hard to keep the ORO golf course well maintained, Joe Russo (mailroom) delivering mail to the front office , and Fred Tarbox (Safety Captain) working hard to keep ORO safe!*



**“EVERYONE WANTS TO  
BE APPRECIATED, SO IF  
YOU APPRECIATE  
SOMEONE, DON'T KEEP  
IT A SECRET.”**

- Mary Kay Ash

VISIT [WWW.WAMBI.ORG](http://WWW.WAMBI.ORG)

## Outdoor Resorts at Orlando Library

**Open Thursday's from 1:00-3:00pm**

The library is open every Thursday. Pick up some books, puzzles or magazines during those hours. There is a wide variety of books for everyone to enjoy. If you have any books that need to be returned please do so during these hours. Stop by to see one of the ladies they can help you find what you may be looking to read.



Thank You to volunteers Rose Flad (L) and Carole Greene (R)



**Outdoor Resorts at Orlando**  
**9000 US Highway 192, #1000**  
**Clermont, FL 34714-8299**

E-Mail: [info@oro-orlando.com](mailto:info@oro-orlando.com)

Web: [www.oro-orlando.com](http://www.oro-orlando.com)

Office: 863-424-1407  
Fax: 863-424-5476  
Maintenance: 863-424-1066  
Safety: 863-424-0211  
Mailroom: 863-424-5620

### Office Hours

Office Walk– Ins:

Mon.– Fri. 10am - 2pm

Available By Phone:

Mon. - Fri. 8am - 4pm

Sat. & Sun. Closed

### Mailroom Hours

**October 1–March 31**

Mon. - Sat. 9am - 12:00pm

**NO afternoon hours until further notice**

Sun. & Holidays Closed

**April 1 - September 30**

Mon. - Sat. 9am - 12pm

Sun. & Holidays Closed

### Board of Directors

**President Larry Doel** (Lot 597)

Email: [lrdoel@gmail.com](mailto:lrdoel@gmail.com) Phone: 863-221-0400

**Vice president Paul Meikel** (Lot 638)

Email: [paulmeikel@gmail.com](mailto:paulmeikel@gmail.com) Phone: 765-914-0422

**Treasurer Dave Beaudry** (Lot 893)

Email: [dbeaudry10@gmail.com](mailto:dbeaudry10@gmail.com) Phone: 603-520-0801

**Secretary Cindy Ryan** (Lot 226)

Email: [cindymryan1190@gmail.com](mailto:cindymryan1190@gmail.com) Phone: 603-401-4238

**1st Assistant Secretary George Tuttle** (Lot 807)

Email: [Tuttleg@2access.net](mailto:Tuttleg@2access.net) Phone: 937-597-1801

**1st Assistant Treasurer Jim Kenney** Lot 366

Email: [Jrk14.prince@gmail.com](mailto:Jrk14.prince@gmail.com) Phone: 863-420-8024

**Director Dan Lipperini** (Lot 247)

Email: [dansr@lipperini.com](mailto:dansr@lipperini.com) Phone: 570-650-0650

**Director Bob McNeely** (Lot 938)

Email: [mcneelr@yahoo.com](mailto:mcneelr@yahoo.com) Phone: 217-971-1279

**Director Tom VanHoven** (Lot 601)

Email: [thomasvh601@juno.com](mailto:thomasvh601@juno.com) Phone: 517-589-9628

### Board of Directors Meeting

The ORO Board of Directors invite you to attend their monthly board meetings. The next one will be held in the (Location to be announced) at 1000am on Saturday, November 14th, 2020.

## **ORO PARK OPERATIONS - PRESIDENT'S UPDATE**

The following are items currently being addressed for the efficiency of ORO park operations:

### **Office**

1. An extensive reorganization/review of the office drawers and cabinets has been done to determine what files can be moved to storage to free up office space.
2. Establishing and updating of personnel files with required forms and preparing a schedule for employee reviews. Job descriptions are also being updated for each job.
3. Organizing and streamlining reports, daily logs and other information for the efficiency of each department and quick reference.
4. A second customer service position has been filled to assist in preparation for the busier winter months. They are continuing to utilize technology in the front office to improve our daily work flow.
5. **PLEASE** contact the office of any change of address, phone number(s), emails or ownership. They are working to update owners records to improve communication as needed so your help is essential.

### **Accounting/Finance**

1. Completion of accounting entry corrections and implementing new accounting procedures for clearer accountability is ongoing.
2. The audit, delayed for a variety of reasons, is in the possession of the auditors for completion and filing.
3. The Budget Committee will begin the process of establishing the 2021 ORO Budget this week. When they complete their duties, the budget, under the chairperson/treasurer, will be presented to the BOD at the October 2020 BOD meeting and then mailed to the ORO owners.

### **Maintenance**

1. Maintenance supervisors/crews continue to work in all areas of the park. They are working to keep up with the grass mowing & trimming which is always a challenge in the summer. The rain sometimes makes more of a mess with grass so they thank the residents for their understanding.
2. Repair issues in the park are being responded to promptly when calls are received and reports of the work completed are logged. Work orders are reported to the office and given to maintenance.
3. Work continues with cleanup of the maintenance area and to date have filled 4 – dumpsters. This is a continuing work in progress that has been long overdue.

### **Safety (guardhouse/patrol)**

1. Safety is in the process of hiring 2 – full time guards for the midnight shift so this shift will no longer need to be filled by temporary service guards.
2. Any applications for safety employment will be put on file until there are open positions.
3. Procedures are in place to log traffic coming into the park.
4. To simplify entry, contact the guard house in advance when you are expecting guests or deliveries.

## Mailroom

1. Owners are asked to notify the mailroom with any mailing address changes. Mail is forwarded to the most recent address on file when you close your box. This process also applies to owners that sell or buy a property. This information is needed to service your mailing needs properly.

2. The mailroom hours are currently 9am – 12pm Monday thru Saturday. Generally, the hours change Oct. 1 to include the hours of 12:30-2pm. However, if mail volume remains low the afternoon mailroom hours of 12:30-2pm may not resume until a later date. Hours will be posted at mailroom. Currently the ORO rental program is not in operation due to Covid-19. The governor's executive orders and opinion from the association attorney advises us to remain focused on our owner's safety and health concerns. The rental committee has been reviewing the rental program operation. Discussions about how possible changes could improve the program and be an opportunity to benefit the owners are being considered.

If an owner is wanting to propose an item for a vote at the annual meeting, please prepare your information and present it to the Board of Directors for its review at the November meeting. Any item presented needs to include detail of the item and if there is a cost, a detailed estimate of cost should be attached.

As the Covid-19 virus situation continues, the governor's order is in place for another two months. At this time, the BOD will not be making any changes at ORO but will continue to monitor reports as they develop. As frustrating as it is for us all, the health of everyone at ORO remains the priority.

I look forward to more of the board of directors returning to the park this fall so we can address other needs of our community. We have a lot to do and hope our weekly/monthly reports are helpful in keeping you, the owners, up to date with the highlights of how things are progressing. **We are planning to have BOD meetings in October and November with the date, time and location to be determined.**

In closing, please contact the office if you have a question or need. While the staff continues getting familiar with the many aspects of the park, if they are uncertain of an answer, they will take a message and follow-up as soon as possible.

Thank you for your patience.

Stay safe and healthy,

Larry Doel, President

Lot 597

P.S. Please find attached a Sewer Task Force – “Project Update”

## Sewer Task Force

### Project Update

The Sewer Task Force has been working to complete a Project Planning Document that will identify the different phases of the overall project. This plan is currently in draft form, and is being shared with the Board of Directors for their comments and suggestions. After the Board of Director's approve the document, it will be published on ORO's website or all owners to review.

During the month of October, some Task Force members hope to monitor sewer flow rates at specific locations within the park. This will help to identify areas where most of the water infiltration is occurring, and may allow us to enact short term solutions to reduce the overall flow problems.

The Task Force is also contacting several Civil Engineering companies in central Florida area and will be scheduling site visits for these companies to visit ORO and make a proposal to the Task Force on how their company can assist ORO in developing a comprehensive proposal for a new sewer and fresh water solutions for our park. We are hoping to begin this portion of the project as early as spring, 2021.

At the conclusion of the Civil Engineering design phase, the Board of Directors should have sufficient information to seek Unit Owner approval of the construction and roll out of a new sewer system.

### Welcome New Owners

Lot 855	Mark Moore & Katherine Tunney
Maryland	
Lot 126	Rebecca Kohler
Georgia	
Lot 171	Brian Peterson
Florida	
Lot 329	Michael & Janice VanKuiken
Alabama	
Lot 603	Joann Cona
New York	
Lot 278	Jan & Teresa Pulver

### In Memoriam

Tim Gallagher	150	July
Robert Temple	672	July
Cathy Mobley	513	July
Lanny Frant	202	Aug
Paul Phillip	397	Sept
Beatrice Zyrowski	282	Oct

## Friendly Reminder

Please remember to pick up after your fur baby!  
Please do not place your pet's waste in another unit owners garbage can, or in the Bath House trash cans.  
Thank you!



If you are doing any construction on your property you need to complete an ORO permit. You can pick up the paperwork at the office or go online to the owner portal. All Polk County Permits as well as ORO Park Permits must be posted in the front window when work is being done.

## Propane Sales

\$3.69 per gallon + tax

\$5.00 to purge new tanks



Fill Hours 7 days a week 8am-3pm

ORO Residents: Free pick up & Delivery available on Wednesdays. Contact the office at 863-424-1407.

\*Prices subject to change. Polk County Sales Tax is 7%

**ONLY CREDIT CARDS ACCEPTED ON WEEKENDS**

## Condo Fees

Condo fees are due on October 1st, 2020  
The fee is \$517 per quarter, per unit.

If your October payment is not received on or before October 15th, 2020 you will be assessed a late fee of \$25.00 plus finance charges. If you have any questions call the office at 863-424-1407.

Please be sure to inform the Office if your contact information has changed.

## Parking Passes

When you have:

\*A guest arriving for one (1) day or a delivery being made, please call Safety (Guard House) at least one (1) hour in advance of their arrival for a pass.

Safety: 863-424-0211

When you have:

\*A guest arriving who is staying for more than one (1) day please call the Office to complete a Guest Pass Registration form and receive a car pass.

Office: 863-424-1407

Should you need a three (3) day pass for parking your vehicle, cargo trailer, etc. at one of the Bath Houses or Clubhouse, you may obtain the pass from the Office during business hours and from the Guard House after hours.

We appreciate your help in this matter. We want to ensure you, and your guests, are taken care of in a timely manner and avoid unnecessary wait times upon entering the park.

## Pool Hours

The pools are open from 10:00 am-9:00 pm.

Allow the pool cleaners time to finish before entering the pool.

## Bath Houses

As of October the bath houses are closed. The restrooms at both pools are open for use they are accessible daily from 10:00AM to 9:00PM. The clubhouse restrooms are accessible from the lower level walkway facing the pool. The small pool restroom is accessible at Bath House 3. These are open for restroom facilities ONLY, no showering is allowed at this time

### Advanced Disposal Services

The contract with Advanced Disposal will pick up your bulk items on Thursdays. Please bind or bag any yard debris to ensure it will be picked up by the Disposal truck. Tree trimmings must be bound together and cut into no longer than 3 foot pieces. If not done properly there may be a charge to remove them.

407-464-0664.

### Daily Wellness Check-In

Would you like a friendly voice to call and check up on you daily? A group has been put together to do just that. Someone from the group will do a wellness call daily.

You recently received a flyer to fill out and return to the mailroom. If you have any questions call Beth at 248-891-2941 or Brandy at 407-437-0472.

### Rental Program & Reservations

Due to the current pandemic the ORO Office is not accepting reservations for rentals. If you are interested in joining the rental program, or if you have guests who would like to make reservations, please contact the Office and leave your information. Once a decision has been made, you will be contacted by the Office. Thank you for your patience during these uncertain times.

### Outdoor Resorts at Orlando Mailroom

Please make sure you notify the mailroom when you arrive and leave for the season. This will ensure your mail gets to the right place. Please keep in mind that there is a charge to forward any medication that is not sent 1st class mail.

Mailroom: 863-424-5620

### XFINITY (Comcast) Phone Number:

**800-266-2278**

If you are having issues with your Cable TV, please contact Xfinity at the phone number above. You will need to provide them with your address and lot number.

Due to privacy laws the office is no longer able to contact Xfinity on the owners behalf. Owners will need to return their equipment when selling their home. You may return equipment to Xfinity in Orlando or bring it to UPS at Berry Town Center in Davenport and they will ship it back free of charge.

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## Outdoor Resorts of Orlando Homeowner's Halloween Event

October 31st, 2020

Join your friends and neighbors for a Halloween Celebration!

1:30-1:45pm Meet at the clubhouse parking lot to prepare for the Golf Cart Parade around the park

3:00-3:45pm Vote for Best Costume and Best Decorated Cart

4:00-7:00pm Music provided by Jeff Howell and Ted T-Bone

4:30, 5:00, 5:30 and 6:00pm Door Prize Drawings

7:00pm Awards for Best Costume and the Best Decorated Cart



### Outdoor Resorts of Orlando Website

If you have not yet joined the ORO website yet and would like to do so go to:

<https://outdoorresortsoflando.mycommunitysite.app/> click on menu, owner login request and fill in the information. If you have an issue email [webmaster@oro-orlando.com](mailto:webmaster@oro-orlando.com).

### Outdoor Resorts at Orlando New Employees

#### Office

Allison Jarvis

Kayla Sawyer

#### Maintenance

Brandon Porter

#### Safety:

Tambre Bailey

Ronald Smith

George Johnson

John Lennon

The ORO Home Show has been canceled. It will be rescheduled for a later date by the compliance committee.

#### Weed Control

Please remember that you are responsible for the weeds in your yards, gardens, pads and driveways, even when you are not in the park. Before leaving please be sure to make arrangements to have them removed while you are gone.

# HARVEY MOBILE HOME, INC

## 352 - 347 - 5290



### Outdoor Resorts of Orlando Disclaimer

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**Board of Directors Meetings**

The ORO Board of Directors invite you to attend their monthly board meetings each Month. Watch for postings on the community site. Date, time and location to be determined.

Please check TV Channel 998 or call the office for info on any changes to the meeting dates/times.