

Outdoor Resorts at Orlando Newsletter



Volume 22 Issue 01

Winter Edition

January 1, 2022

DURING AN EMERGENCY

CALL 911 (Not the ORO Gate)

HELPFUL NUMBERS

Office 863-424-1407

Mailroom 863-424-5620

Security 863-424-0211

Maintenance 863-424-1066

Fax 863-424-5476

Rental 863-877-4182

Nuisance Wildlife 863-648-3200

Comcast 800-266-2278

Polk County Sheriff 863-298-6200

Non-emergency

Office Hours:

Monday—Friday

9:00 am—3:00 pm (Walk-ins)

8:00 am—4:00 pm (Phone Calls)

Happy New Year ORO Owners!

The Board of Directors and Staff would like to wish all of our residents the happiest of new years. We look forward to exciting times as we continue our efforts to make Outdoor Resorts the best place to live in Central Florida. As you make those New Year resolutions, we would ask that each homeowner resolve to help make your community a better place to live. There are many ways you can get involved such as attending the Annual meeting, running for office, get on one of numerous committees, picking up trash when you see some lying around or simply being kind to a neighbor. We appreciate the support of so many of you and do try our best to do what is in the best interest of all homeowners. Best wishes for a healthy and happy new year!

Gail Spence, CAM
ORO Park Manager

OUTDOOR RESORTS AT ORLANDO, Inc. ANNUAL MEETING

NOTICE

FIRST NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS AND PROCEDURE TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS ANNUAL MEETING

The 2022 Annual Meeting of Outdoor Resorts at Orlando, Inc, a Condominium Association, will be held on Saturday, March 5th, 2022 at 10am in the Recreation Hall/Clubhouse on the condominium property. The Purpose of the meeting is to elect four (4) persons to the Board of Directors, each one for two-year terms, along with other business as may be lawfully conducted. You will receive a Second Notice of Annual Meeting that will specify the Agenda and provide other important information concerning the Annual Meeting.

ELECTION OF DIRECTORS

There are four positions on the Board of Directors that will be filled by this election whose terms will expire this year. Along with the second notice of Annual Meeting, you will receive a ballot, ballot instructions, and candidate information. You do not have to attend the Annual Meeting to cast a ballot with your selection of the candidate(s) of your choice; just return your marked ballot to the office prior to the election date in the envelope that will be provided.

PROXIES

Along with the Second Notice of Annual Meeting, you will also receive a Proxy form to be filled out. It is essential that you complete that proxy and return it in the envelope marked "PROXY". The proxy form, which allows you to appoint a Proxy holder, is the method by which the Quorum for a meeting will be established. An election may be held with at least 20% of all unit owner's ballots being cast. However, there must be 35%+1 of unit owners present, either in person or by valid proxy, in order to have a quorum to conduct other business.

PROCEDURE TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS

If you wish to run for the Board of Directors, you must give written notice to the Association office of your intent to be a candidate no later than January 24th, 2022, by the close of business at 3:00 pm. For your convenience, a form is enclosed for you to use. You may submit a one page Candidate Information Sheet, no larger than 8 1/2 x 11 inches, (one side only) containing your qualifications and/or platform for office or use the one enclosed in the newsletter. The Association must receive the Candidate Information Sheet no later than January 28, 2022. The ballots, along with the information sheet, exactly as submitted, will be sent to each resident.

If you have any questions concerning the meeting or the election process, please feel free to contact Association President, David Beaudry.

January 3, 2022 By: *David Beaudry*

David Beaudry, Association President on behalf of the Board of Directors



OUTDOOR RESORTS AT ORLANDO, INC.

9000 US Hwy. 192 # 1000

Clermont, FL 34714

NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS

I, (PRINT NAME) _____ hereby give
notice of my intent to be a candidate for the Board of Directors at the
Annual Meeting of the Association Membership on March 5th, 2022.

_____ I am running for one of the four (4), two year terms.

(Check one below)

_____ I am enclosing a Candidate Information Sheet.

_____ I will be providing a Candidate Information Sheet to the Association
Secretary no later than January 28, 2022.

Dated this _____ day of _____, 2022.

Signature

The President's Corner

Happy New Year,

With the holidays behind us and things getting back to the new normal, we encourage those that have not been vaccinated to do so. So far, we have been incredibly lucky at ORO especially with our aging population. Let us make 2022 a safer year for all of us!

Our winter residents will be arriving from all parts of the world. Traffic will be heavier, more walkers, golf carts, cars, renters and vendors. We all need to practice defensive driving in the park, stop at all stop signs, use directional or hand signals, be careful going through intersections and pay attention to your speed! Remember this is not Daytona, it is ORO, the speed limit is 10 MPH no matter what you are operating, even bicycles need to practice safety.

We have scheduled some Town Hall meetings for the month of January as promised. Here is the list as of this writing:

1. Finance Meeting:

January 6, 2022, Clubhouse Upstairs, start time 7:00 pm. President Dave Beaudry and Treasurer Teri Gross will be explaining the outcome of the financial challenges ORO has faced the past 2 years. This will include the history of the issues, steps that were taken to correct the issues, cost of the corrections and new procedures in place. This is our way of being transparent, so all owners are aware of the steps the BOD took to correct the problems.

2. Committee Chairperson Meeting:

January 11, 2022, Clubhouse Upstairs, start time 7:00 pm. We ask all committee chairpersons and liaisons attend this important meeting. It is the WHO, WHAT, WHERE AND HOW to request and report finances and supplies for your activities.

3. Annual Meeting Info on items presented to the BOD from Homeowners:

January 18, 2022, Clubhouse Upstairs, start time 7:00 pm. All owners are invited to attend. Owners who gave a presentation to the BOD at the November meeting are asked to attend and pitch their idea for improvements in the park to everyone. We have several items to vote on this year and would like everyone to have as much information as possible.

4. Candidates Night:

February 3, 2022, Clubhouse Upstairs, start time 7:00 pm. This is your chance to question candidates running for office on the Board of Directors. This year we have 4 open seats that we will need to vote on. Closing date for filing for candidacy is January 24th at 3:00pm.

We hope to have many owners present for these meetings.

Please join us!

Sincerely, Dave Beaudry





To our fellow ORO Neighbors,

The Compliance Committee has been rebooted. As a Condominium Community the VALUE of each piece of property is dependent upon the appearance of every unit. The Compliance Committee has been working with homeowners to maintain the appearance of ORO.

Look around, there have been numerous upgrades and improvements made throughout the park!!! ORO is looking better than ever. With your continued help and support we can keep the momentum going!!!

As a reminder, here is a checklist of SOME owner responsibilities:

Units must be:

- ☐ Clean, mold and mildew free
- ☐ Kept painted with no streaking, FADING or peeling paint
- ☐ Free of broken glass, broken doors, or torn screens

Driveways and skirting must be:

- ☐ Clean and free of mold
- ☐ Intact and in good repair

Decks, patios, yards and sea walls must be:

- ☐ Intact and in good repair from both the road and CANAL
- ☐ Free of clutter....remember that clutter attracts rodents

Landscaping must be:

- ☐ Neatly trimmed
- ☐ Clear of weeds

Any safety issues must be addressed immediately

- ☐ Lot # must be posted and visible from the street

**Don't forget to
submit a park
construction
permit prior to
any work done
on the outside
of your home.**

*By January 17, 2022 we will begin to formally notify owners about items needing attention. These violations will need to be corrected in a timely manner to avoid possible fine(s). ORO Compliance Rules can be found on pages 18, 19 & 20 of the ORO Rules & Regulations Handbook. We look forward to your cooperation in making ORO the **premiere destination** in Central Florida. If you need help to resolve compliance issues, please contact the Compliance Committee: OROCompliance@gmail.com*

Thank you,
The Compliance Committee



Outdoor Resorts Board of Directors



President	Dave Beaudry	Lot 893	President@oro-orlando.com
Vice President	Barry Wood	Lot 686	VPresident@oro-orlando.com
Treasurer	Teri Gross	Lot 265	Treasurer@gmail.com
Secretary	Paul Mueller	Lot 591	Paul.mueller@pobox.com
Asst. V. President	John Bailey	Lot 208	Bjb7067jb@aol.com
Asst. Treasurer	Russ Howerter	Lot 777	Treasurer2@oro-orlando.com
Asst. Secretary	Bernie Tuttle	Lot 807	Secretary2@oro-orlando.com
Director	Dan Lipperini	Lot 247	Dansr@lipperini.com
Director	Larry Vohs	Lot 220	Lvohs54@frontiernet.net



*We would like to recognize the
following employees for their
years of service to
Outdoor Resorts!*

Fred Tarbox (13 yrs.) Safety
Shirley Hunt (1 yr.) Safety/Mailroom
Janet Garland (15 yrs.) Mailroom
Patrick J. Riker (17 yrs.) Grounds
Pamela Doel (4 yrs.) Mailroom
Alfredo Ventura (15 yrs.) Grounds

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 ORO is not allowed to forward medication.

Mailroom: 863-424-5620
Mon—Sat (9am—2pm)



WELCOME

WELCOME NEW HOMEOWNERS!

Lot # 33 Seebach/Ashby, David & Linda Sue
Lot # 43 Otto, Richard & Cynthia
Lot # 124 Del Rossi, Joseph & Angelica
Lot # 282 Thomas, David & Emily
Lot # 289 Otto, Richard & Cynthia
Lot # 330 Dunagan, Michael & Tiffany
Lot # 397 Haynes, Lettie Jane
Lot # 408 Royal/Hunter, Byron & Deborah
Lot # 500 Hood, Johnny & Candace
Lot # 530 Dana, Gaston & Lynn
Lot # 572 Pickard, Karin
Lot # 627 Castillo/Betancourt, Rene & Martha
Lot # 969 Richardson/Jadwinski, Philip & Victoria

Board of Directors Meeting

The Board of Directors meetings are held
the 3rd Saturday of each month.

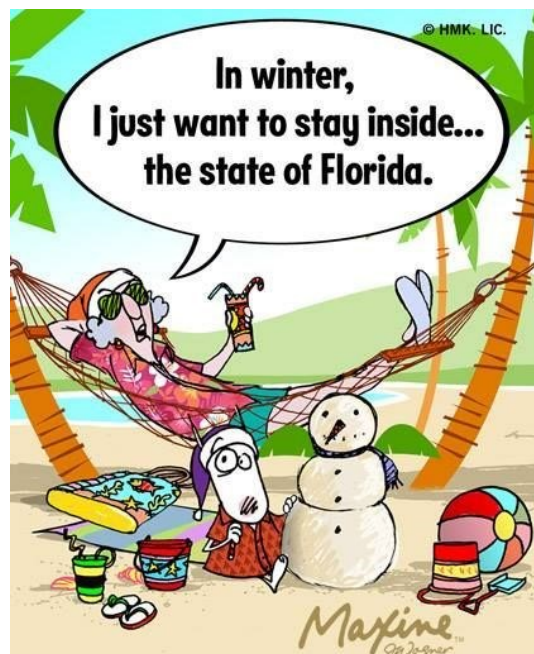
The next meeting is scheduled for
Saturday, January 15, 2022

10am

Upstairs Clubhouse

Details will be provided at least 48hrs in
advance.

All Owners are invited and encouraged
to attend.



Condo fees were due on
January 1, 2022.

The fee is \$550 per quarter, per unit.

To avoid a late fee of \$25 your
payment must be received by
January 15, 2022. If you have any
questions please call the office
at 863-424-1407.

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



Pay with your credit
card ... ORO doesn't
charge Owners
Processing Fees!



Are you ready for some BINGO?

Bingo will be played
every Friday starting
January 7, 2022

Cards will be sold from
3:30 pm till 5:30 pm
Bingo will begin at 5:45 pm
Join us for an evening of fun!



POOL RULES

Before entering the pool, please read
the pool rules posted. Reminder—
no food or drinks in the pool and NO
GLASS of any kind allowed.



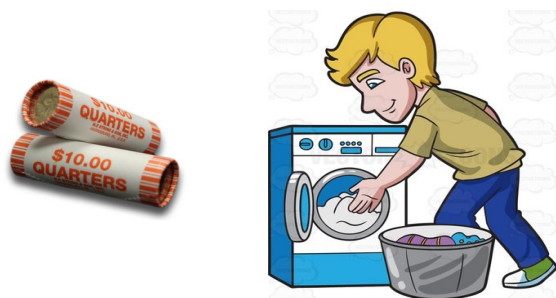
If you need to call 911 for an
emergency, you must place the
call yourself. The Gate Staff
cannot call for you.



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 Bathhouse trash cans.

Thank you!



Need quarters for the washer
and dryer? Stop by the Office ...
we have \$10.00 rolls!



Bulk Items

The contract with Waste Management states they 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 they will not pick up your debris. Appliances and construction material are NOT considered a bulk items and will not be removed.



COMPLAINT FORM

As of January 1, 2022 we will begin using the complaint form that was introduced many years ago. The purpose is to help us track the complaints we receive. It also gives us contact information to report the outcome of our investigation. It is fine to tell a Director if you have a complaint but YOU need to follow up and fill out a complaint form now available at the office.

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STORAGE

Recently we mailed the annual storage renewal form to all owners who have a storage site. If you did not receive your form please notify the office at 863-424-1407 to request one. These forms are due back to the office by January 31, 2022.

Office Staff

The office is in the process of updating procedures to make ORO more efficient. The staff may ask you a question or have you fill out a new form. It helps keep our records as up to date as possible. We do realize that things are changing for everyone. We know change is difficult at times and “it’s not the way we used to do it”.

We appreciate your patience!

In Memoriam

Words will never heal a broken heart, but from the bottom of ours, we hope you find comfort in your memories and find peace in your soul..

Edwin & Ardith Larson	Lot # 176
Paulette Smith	Lot # 237
Robert Gateau	Lot # 490
Joanne Marie Armstrong	Lot # 974
Gus LaGarde	Lot # 338
Russell Wahl	Lot # 111

For those that didn't make our list, please except our sincere apologies. If you would like your loved one listed in the next quarterly newsletter, please contact the office at (863) 424-1407.



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Please submit a Park Construction Permit to the ORO Office **prior** to starting work to avoid a fine.

Permit requests are reviewed every Tuesday. If a Polk County permit is *also* required, please provide a copy to the Office as well. All Polk County Permits **AND** Park Permits must be posted in a visible window while work is being done.



GUEST GATE 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 to obtain a pass.

Safety: 863-424-0211

When you have:

*A guest arriving who is staying for more than one (1) day please call or stop by the office to complete a Guest Pass Registration form. Forms may also be found on the ORO website:

www.outdoorresortsorlando.com

Office: 863-424-1407

Please help ORO Staff ensure you, and your guests, are taken care of in a timely manner and avoid unnecessary wait times upon entering the park. Thank you!



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