

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING MINUTES 4.12.18**

**Call to Order:** Meeting was called to order at 6:10 PM by Vicki Zajack, Secretary.

**Roll Call:** Karen Cleary President, Vicki Zajack Secretary, Nick Dowling Vice President and John Baladakis Treasurer. Cliff Roberts Director was absent. Also in attendance was Nancy Lucas, LCAM from Management and Associates.

**Proof of Notice:** Posted on bulletin board.

**Approval of minutes from 3.8.18** Vicki Zajack made a motion, seconded by Karen Cleary to approve the minutes as written from February 8, 2018 Board of Directors Meeting. All in favor, motion passed unanimously.

**President's Report:** Copy attached.

**Treasurer's Report:** John Baladakis gave the treasurer's report. See Attached.

**Manager's Report:** Nancy Lucas, LCAM – Collection Status

Vicki Zajack made a motion, seconded by Karen Cleary to waive any late fees under \$3.00. All in favor. Motion passed unanimously.

**Unfinished Business:**

- a. **Ratify Sewer Repairs:** Karen Cleary made a motion, seconded by Vicki Zajack to approve the proposal from Plumbing by Paul for 3180.00 to repair the sewer line in front of Building 10. All in favor. Motion passed unanimously.
- b. **Ratify Irrigation Assessment and Contract:** Karen Cleary made a motion, seconded by Vicki Zajack to approve the proposal from Sainsbury Irrigation for the contract to assess and repair the irrigation system and for the contract for monthly irrigation maintenance. All in favor. Motion passed unanimously.
- c. **Dock Repairs:** Nick Dowling gave a report. He has contacted the City of Tarpon Springs, however the dock is in need of some structure repair before the top deck boards can be replaced.

**New Business:**

- a. **SDII Pool Drilling Update:** Covered in Presidents Report.
- b. **Clean Gutters and Downspouts:** Karen Cleary made a motion, seconded by Nick Dowling to approve the proposal from DB Gutter Solutions to clean the gutters and downspouts for \$1225.00. All in favor. Motion passed unanimously.
- c. **Jims Retirement:** Karen Cleary made a motion, seconded by Nick Dowling to accept Jim's retirement. All in favor. Motion passed unanimously.
- d. **Next Meeting:** The next Board meeting Changing Banks for Reserve Accounts: Vicki Zajack gave an update on the information she had collected from different banks.
- e. **Renter's receiving Association Info:** Discussion only.
- f. **Appoint Volunteer Committee Chairperson:** Vicki Zajack made a motion, seconded by Karen Cleary to appoint John Cleary as the Summer Volunteer Chairperson and Susan Ingold for the Winter Volunteer Chairperson and they will be named on the D & O insurance. All in favor. Motion passed unanimously.
- g. **Back ground Check/ Application Increase:** Vicki Zajack made a motion, seconded by Karen Cleary to increase the application fee to 100.00 per person. All in favor. Motion passed unanimously.


**Adjournment:** Vicki Zajack made a motion, seconded by Karen Cleary to adjourn the meeting at 7:09 PM. All in Favor, motion passed unanimously.

**Open Discussion:** Owners brought up if the community would allow mopeds in the community and a Tiki drink bar at the pool. There was a lot of discussion regarding these items. Nancy will check with the insurance company and with the attorney to see if these are items that would be allowed under the association documents. Also mentioned was a horse shoe pit at the front park. Most owners thought these were all great ideas to bring the community together.


Also brought up was the four foot from the building perimeter for plantings. It was mentioned that someone was beyond their four foot space.

**See attached list of owners in attendance.**

Submitted by:

  
Nancy Lucas, LCAM

Approved by:

  
Karen Healey  
President

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM  
ASSOCIATION, INC.  
TREASURER'S REPORT  
April 12, 2018**

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**FINANCIAL SUMMARY**

**As of March 31, 2018**

**Operating Account \$195,278.46**

**Reserve Accounts \$231,099.61**

**Total Assets \$426,378.07**

**Accounts payable up to date**

**Delinquencies as of 3/31/2018 \$12,258.56**

**Submitted by Nancy Lucas  
Association Manager**

PRESIDENT'S REPORT

APRIL 12, 2018

FOR MARCH 2018

Business:

-SDII's- insurance co. along with their engineer, insurance adjuster, Mary Catherine Lamoureux (Corless atty.) and myself walked the property on March 26, 2018 to view the damages incurred to the Moorings while SDII core drilled around our units. Damages were logged and photographed for our records. We are happy to say that this will not be a part of the BIG claim in progress but handled separately and soon.

-STAIRCASES -Bayside Sandblasting and Welding co. returned to the property to spot weld, sand, reprise and repaint areas needed on March 29 &30th. Considering that there was no warranty in place, we are happy they agreed to do the necessary fixes free of charge. The underside of these staircases must be addressed soon, as they were not a part of the original contract of 2016. We do have the exact paint color for future maintenance and will also be addressing the back balcony painting soon.

-BUILDING 10+ REPORTS- reports are coming in from American Coastal and the attorney hired engineering firm, ( Funderburk). I will read the attorney response and update at the meeting. If you would like a copy, please see a Board member after the meeting.

-MAINTENANCE- We are sorry to have Jim retire. We appreciate all the time he has devoted to our community. He has stated it was long overdue, as his wife Linda has been bugging him to travel and enjoy life a bit more. We wish him well.

-In the meantime, we are looking for a new custodian/handyman. The duties will change as insurance concerns must address a licensed plumber/electrician etc. to do the needed repairs. Please continue to request any repairs etc. either on our website or at our clubhouse mail slot. thank you.

-BICYCLES- please label your bicycles (name or unit number is fine) by April 30th. All unidentifiable bikes will be removed from the bike racks to make room for others. We have some old, rusty. flat tire bikes that have really been neglected for awhile now. We will transfer the old/ unmarked bikes to a fenced area for now and if not claimed by May 30th, they will disposed of.

-MINGLE- St. Patty's Day mingle was a charm. Thank you to all who brought your Irish goodies. Next mingle April 29 for Appetizer April.

-LEAKS- As many of you have seen, we have had quite a few water/ irrigation leaks in the past month. All have been fixed. Thank you to Nick Dowling for identifying all our water shutoffs to every building, along with updating our irrigation maps.

-POOL - Lighting has been back ordered, sorry for the inconvenience. The lights are now in and will be installed shortly.

-CLUBHOUSE- Ace hardware had a buy one gallon of paint /get one free sale recently. I was able to get the manager to extend the limited quantity (2) to us so we could take advantage of the sale to get all the paint needed for the office, kitchen, clubhouse and bathrooms. 14 gallons of paint were purchased at a cost of \$300, saving us \$300.

-PARKING LOT- sidewalks- When you park, please check to see that your vehicle is not blocking the sidewalk at any time. If you have contractor's etc. at your home, please ask them also to oblige.

-WEBSITE- themooringscondominiums.com is current. There is an owner sign in registration portal, for private community info. I am working on getting the meeting agendas, minutes etc. updated.

-FINANCIALS- If you would like a copy of the Annual Financial report year ending 2017, please request your copy from the management co. Nancy Lucas- nlucas@mgmt-assoc.com

-LANDSCAPING- THIS has been a touchy subject for some! Our lawn has been destroyed by the previous co. We have had many walk round's and discussions with Marc and the new company. It is in our best interest to let the lawn grow a bit. It is important to let the grass grow to mulch mow the nutrients back into the lawn. Yes, it may look unkempt in areas that are growing a little faster than others, but it is necessary. You will see spot mowing as needed. The areas around the loose stone will not be weed whacked for now, giving it a chance to grow and not to throw stones. We are weeding, pulling anything dead or in doubt. MULCH is coming. It will be a dark brown, Flori-mulch from the Fla. forestry Resources. It is termite and nematode resistant. Our landscape has been neglected for a very long time. Please be patient with us, this is a work in progress. Please refrain from planting anything new as we try to give our mature plantings some room, transplant others, fix irrigation and so on. Thank you, I promise you will not be disappointed.

-RENEWALS- We must have copies of your current boat registration and insurance, and if you are leasing your unit, a current lease. Please make copies and drop them in the office mail slot.

--COMMITTEES- In the past, we have had various volunteer committees. Anyone interested in joining a Pool, Landscape, Rules or Mingle committee, please see me.

-VOLUNTEER insurance- is in place. Anyone volunteering to help around this community, must register their name with Nancy, at mgmt & assoc.

-Thank you to Vicki For taking over while I was on a 2 week vacation mid March. Thank you also to Nick for stepping in and helping her with all the craziness.

It was quite hectic.

-Best Regards, Karen