

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES 2.8.18**

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

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

Proof of Notice: Posted on bulletin board.

Approval of minutes from 1.11.18: Vicki Zajack made a motion, seconded by Karen Cleary to approve the minutes as written from January 11, 2018 Board of Directors Meeting. All in favor, motion passed unanimously.

President's Report: Karen Cleary handed out copies to all owners in attendance. Copy attached.

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

Manager's Report: Nancy Lucas, LCAM from Management and Associates gave the manager's report.

New Business:

- a. **Revise parking rule:** Vicki Zajack made a motion, seconded by Cliff Roberts to revise the parking rules to allow one vehicle per licensed driver per unit. Motion passed unanimously.
- b. **Pool Sign:** Marianna Chmiel made a motion, seconded by Vicki Zajack to approve the new proposed pool sign. Motion passed unanimously.
- c. **Community upgrades:** Vicki Zajack made a motion, seconded by John Baladakis to have the authority to spend up to \$5000.00 for upgrades to the community. Motion passed unanimously.

Next Meeting: The next Board meeting will be March 8, 2018 at 6 PM.

Adjournment: Karen Cleary made a motion, seconded by Vicki Zajack to adjourn the meeting at 6:29 PM. All in Favor, motion passed unanimously.

Submitted by:


Nancy Lucas, LCAM

Approved by:


Karen Cleary Pres.

COPY

PRESIDENT'S REPORT

FEBRUARY 8, 2018

JANUARY NEWS:

BUSINESS-

- SDII has been and will be on the property. Most recently outdoor boring/drilling around each building starting with B12-B9. This week they will be at B1-7, ending at the pool area.
- New pool lighting is on order and will be installed, with new landscape lighting for the island at the flagpole. The existing lamp post is in poor condition and the hurricane damaged the lights.
- Docks will be an expensive proposition at this time, so we will be replacing the most damaged boards immediately and the rest to follow in sections.
- New Pool/clubhouse signs are quoted and will be ordered.
- Duke Energy has been on the property installing insulation and ductwork sealing. If you have any questions, please contact Cindy McRee (727)809-1697.
- The main water shut off on B10 was checked.
- Pool heater quotes are being reviewed.
- Staircase repair is being challenged for a lack of warranty. Updates to follow.
- Christine U326 has volunteered to paint the mailboxes, we will get an update on her progress/start date.
- Greenscape landscapers have started cleaning up the grounds. They will go building to building pulling weeds and getting dead plantings removed. They have a big job ahead of them, as this has been neglected for some time now. Trimmings and mulch to follow. Marc will also provide us with a list of Fla. appropriate flowers and plants, should you decide to garden yourself. Please keep in mind, some plantings can be intrusive. If you do decide to plant annual flowers, it becomes your responsibility to keep trimmed and maintained.

SECURITY/COMMUNITY WATCH-

- As you may have heard, we have had a security issue and too many keys are floating around. The TSPD has been notified and a report has been filed. The office has a new programmable keyless entry locks and the clubhouse will also have them installed. The internet has been upgraded at the office and the security system and cameras are in the works. No new occurrences to report.
- Community/ crime watch President is Don Farmer, B7. Last week, a few residents attended a TSPD lecture on "scamming the elderly". Don will keep us updated as to activity/alerts in the neighborhood to keep us safe. Please be aware of your surroundings, report anything suspicious and keep your car doors locked. Stay informed on our website. Anyone interested to join our group, please see Don.

FEBRUARY 8, 2018

WEBPAGE- our website: themooringscondominiums.com has been gently revised to display all announcements, events, work projects, community watch, mingle dates, BOD meetings and Tarpon Springs community happenings.

DIRECTORY FOR OFFICE-

-This is very important to keep us updated with your current contact information. We need a means of getting in touch with you. You may send updates to : themooringscondo@gmail.com

GARBAGE-

- The garbage dumpster #2 will have a door entrance made. Understandably you may not be able to reach the dumpster. We will not be replacing the fencing at both dumpsters as of yet. Painting and board replacement to follow.

This is a reminder, We have a RAT problem!!! It is your responsibility to bag and securely wrap your trash and dispose of it INTO the dumpster. Not outside on the ground. This is the reason the door will be added. If you see the garbage filling up fast up front, please please throw your trash to the rear. To keep the rats and squirrels from entering the dumpsters and carrying off food, I'm asking everyone to please close the black sliding doors on the dumpster itself. Small tasks can have Big results. No boxes, please bring to recycle.

Recycle-

- This is a no brainer! There is a sign posted outside the recycle bin stating what is and is not recyclable. We continually find plastic supermarket bags, FOOD and household garbage inside. Boxes are to be crushed flat or broken down. Laziness will cause us to lose this dumpster. We are defeating the purpose. Jim should not have to clean up and reach in after you to break down your boxes.

BICYCLES- Please make sure your bicycle can be identified. Your unit number would be a safe display for us instead of your name, but either will do. If you have a bike you do not use or would like to have removed. It can be donated. The bicycle racks are crowded and some have not been moved for awhile. We will be checking again and anything not identified in the next few months will be removed.

CAR STICKERS-

-Please see the office if you have not updated from the old comm-tow sticker and we will be happy to give you a new one. Reminder that all visitors must display a visitor tag. New tags are being ordered.

GRIEVANCES-

-ALL grievances, complaints, and repairs should be put in writing. They will not be considered valid or addressed if not. There is a mailbox outside the office and service request forms online. Please no verbals to Jim.

February 8, 2018

REMINDERS:

- Bring your boat registration/ insurance renewals to the office for our files.
- Pet immunizations also

RULES & REGULATIONS

-Please understand that the R&R of the association are made in our best interest. If we do not enforce them... we lose them. Numerous complaints have been brought to my attention.

-Please be courteous and keep your car from blocking the sidewalk when you pull up to park.

-No construction debris in the dumpsters. Remind your contractors to also clean up the grounds and sweep clean their work areas. That includes cigarette butts, which are garbage. We have more important tasks for Jim than to clean up after that.

-Windows and doors must have permits. Hurricane rated storm glass must be the code for windows. Approval forms are in the office. Doors must be dark brown, please.

-Contractors hours are 9am-6pm, please be respectful of your neighbors.

MINGLES

-January mingle had a great turnout. Thank you to all for a delicious spread. We have many accomplished chefs among us. Thank you Mel and Rick again for everything.

FLOWERS

-Cindy continues to pay for and plant beautiful flowers around the entrance sign and pool area. Volunteers and or sponsorship of an area would always be appreciated. Thank you, Cindy.

WISH LIST:

-I'd like to start a wishlist, a suggestion box for future wants, needs and have to haves. Of course, not all things will come true \$\$\$ but it would be nice to know what our community would be interested in. Check for a future mailbox near the office.

My wishlist: 1. Modest renovations for our clubhouse. Paint, new flooring and furniture? Donations to the "update me" fund is always welcome. We live here, why not love it here! We deserve a beautiful updated clean gathering space.

2. Suggestions for a book exchange is growing in popularity.

3. Add to the New pool furniture.

February 8, 2018

I realize this is an out of control President's report but I promised to get the attorney here and answer our questions, so everything I wanted to say is in writing. We have a little gem of a community and I am proud to be on board to try and make it even nicer. We have a great board of volunteers, all approachable. My parent's purchased this condo in the late 70's and I have always loved visiting. Now it is mine and I promise to keep everyone informed as best I can. It is **our** community and we should all look out for each other. Welcome your new neighbors, attend a mingle and lets all be friends.

Best Regards,
Karen Cleary

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM
ASSOCIATION, INC.
TREASURER'S REPORT
February 8, 2018**

FINANCIAL SUMMARY

As of January 31, 2018

Operating Account \$191,409.22

Reserve Accounts \$215,779.87

Total Assets \$409,790.19

Accounts payable up to date

Delinquencies as of 1/31/2018 \$10,675.52

One unit is 7755.83 in arrears. There is a contract on the unit.

**Submitted by Nancy Lucas
Association Manager**