

THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES 6.14.18

Call to Order: Meeting was called to order at 6:20 PM by Vicki Zajack, Secretary.

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

Proof of Notice: Posted on bulletin board.

Approval of minutes from 5.10.18 Karen Cleary made a motion, seconded by Vicki Zajack to approve the minutes as written from May 10, 2018 Board of Directors Meeting. All in favor, motion passed unanimously.

President's Report: Copy attached.

Treasurer's Report: Nancy Lucas gave the treasurer's report. See Attached.

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

Unfinished Business:

- a. **Bike Racks:** Prices were discussed that Cliff Roberts had obtained from HD Supply.
- b. **Termite Inspection:** The report was attached. We discussed that there were several unit with either wing and/or frass. These units will all be spot treated and some buildings will be tented in the fall.
- c. **Porch Lights:** Hold for now. Karen Cleary will obtain more info on pricing.

New Business:

a. **Sale/Lease Application:** Vicki Zajack made a motion, seconded by John Baladakis to approve the changes to the Sale/Lease Application as noted below. All in favor. Motion passed unanimously.

Sale Application

Married couples and/ or domestic partners buying in The Moorings of Pinellas County must both complete the sale application and provide the required application fee per applicant and all other paperwork included in the packet even if only one spouse/partner is on the title for approval.

Any resident 18 years of age or older must also complete the applicant packet and provide the required application fee and all other paper work included in the packet for approval.

Lease Application

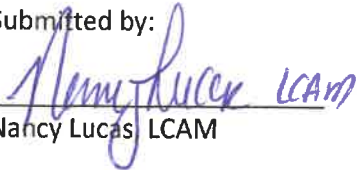
Married couples and/ or domestic partners leasing in The Moorings of Pinellas County must both complete the lease application and provide the required application fee per applicant and all other paperwork included in the packet for approval.

Any resident 18 years of age or older must also complete the applicant packet and provide the required application fee and all other paper work included in the packet for approval.

- b. **Spectrum Changes:** Owner will be notified by spectrum.
- c. **Upgrade/Move Security Cameras:** Discussion on moving the security cameras and on upgrading the service and hooking them up.
- d. **Motion Detector Lights:** Has been completed.
- e. **Sewer Repair Building 1:** Repair has been completed by Plumbing by Paul.

Adjournment: Karen Cleary made a motion, seconded by Vicki Zajack to adjourn the meeting at 7:15 Pm. All in favor. Motion passed unanimously.

Submitted by:


Nancy Lucas LCAM

Approved by:


Karen Cleary, President

6.14.18 Moorings of Pinellas County Sign In Sheet

Bob Terbush

Don Farmer

Rebecca Mayor

Marti and Bob Shannon

Leslie and Joe Genna

Brian and Brandy Knott

Marie and Mike Pettine

Krystian Andrelczyk

Pamela and Bart Barthelemy

Jeanne and Jack Ennis

Kathern Farmer

Joe Farmer

Kurt Miller

Basil Demy

Mark Smiley

Joann and Mario Hernandez

Jenny Peters

John Cleary

Rick Krider

THE MOORINGS OF PINELLAS COUNTY
CONDOMINIUM ASSOCIATION, INC.
6.14.18

Ted Corless and Mary Catherine Lamoureux from Corless Barfield's office were in attendance before the Board of Directors meeting.

They did insure that there are no safety or health conditions to worry about at this time.

They are waiting for the engineers data reports.

They have spoken to the attorney for the insurance company.

Property does not need emergency stabilization.

Insurance company is well funded.

Question was asked by Bob Terbush : Would repairing the seawalls behind building 10 with weep holes affect the claim in anyway. The answer was no.

Engineers and geologist will be onsite conducting more test and more core drilling.

**PRESIDENT'S REPORT
FOR MAY 2018**

JUNE 14, 2018

BUSINESS:

SDII'S separate insurance claim for damages to our property while they were drilling is still a work in progress.

CTS was notified regarding a Virginia Ave. property that was overgrown and contributing to moist conditions bringing an increase in mosquitoes, rats, snakes and everything gross! The homeowner is cleaning the property now.

CTS also notified about the manhole water supply at the entrance. They are aware of a small leak and will be repairing at their expense.

SECURITY:

May 22nd, around 7am, a young tall blonde teen was spotted at the gazebo area bike racks. He ran when approached by Resident Cindy Beard on her morning walk.

A bicycle seat was stolen from a locked bike at the pool rack. This happened sometime in May. Please secure your property. Maybe take your seat, or cover your bikes with a bike tarp. Please be aware of your surroundings and report anything or anyone suspicious. It is obvious, we do not have teenagers on the grounds normally. Don't be afraid to question anyone. I ask, Can I help you, what unit do you belong to? This is private property and no one should be wandering or walking their dog that doesn't belong here.

COMMUNITY WATCH:

Don Farmer, our CW President always has info to keep us safe. If you would like more information on joining our group, please contact Don, B7.

DOCKS:

The first order of decking (100 boards) were delivered. As promised, Memorial Day weekend we witnessed a transformation of the old splintered boards leading to the pool replaced with Trex. Bill (paid) and John (volunteer) worked hard and it looks fantastic. The first few boards of the dock have also started behind B7. It will be a slow process as work is done on weekends and the heat is a major contributor. It will also give us a chance to spend as we go and save.

IRRIGATION:

A work in progress for sure. We now have water to 100% of the community. We still have minor issues, but our once a month maintenance contract will keep them busy for a while. If you should see a sprinkler head damaged, not working or any other irrigation issue, please let the office/mgmt or board member know. We are currently on a two day a week schedule. B7-1 and entrance are scheduled for Wednesdays and Saturdays for 45min. each zone. In that building order, sprinklers start at midnight. B8-12 including gazebo area are scheduled for Monday and Thursdays in that order at midnight, 45mins.

GUTTERS:

Gutters and downspout were cleaned in April. While on the property, DB Gutters reported that B 2,3 and 4 needed clearing and proper extension leaders and concrete pads. Everything is corrected and running as it should now.

KAYAKS:

Please secure and Label your equipment. If you have watercraft that is poor condition or not in working order, please be considerate and remove it so others may use that spot.

MULCH:

What an improvement to our grounds. Mulch will continue around the property. Each building will be cleaned and groomed a little at a time. Thank you to every volunteer that has come out and work tirelessly to make this much needed rescue. Whether you have done clean up in front of just your own or helped with the masses, we appreciate you taking pride in our community. Every little bit helps. This is long overdue. The landscape co. will be in charge of shrub and small tree trimming when the appropriate time of year comes around. If you have any questions, they will answer them for you. See Mark Vargas. If you plant flowers, it will be your responsibility to maintain. Also, Mark has informed me that some residents have left items in the lawn. It is not the landscapers responsibility or job to move your chairs, hoses, watering cans, boat equipment etc. so he can mow or trim or edge. Please be courteous to that fact. He will only mow up to and around the obstacle.

Thank you to Mark Smiley, Kathy Farmer and John Cleary who have continued daily to volunteer with me to beautify our surroundings.

A special thank you to Joe Ballard, B3, for his Generous financial contribution to making our place shine.

RENEWALS:

Rental leases, Registrations and insurances must be updated as they come to renew. Please make sure the office has a copy of your info. Tenant, Car, Boat Pet?

GARBAGE:

By far, this stumps me! How lazy are we that we can not get our Bagged and closed garbage into the dumpster? Please close your bags tight. There has been a decrease in rodent activity and we would like to keep it that way.

RECYCLE:

SIMPLE right? Recycle is for recyclables. Not last night's chicken wings because they came in a recyclable container. There has been household trash/food thrown in the bin. Laziness again. Please break down your cardboard also.

CIGARETTES:

BUTTS ARE GARBAGE! They look dirty and make us look sloppy. Please don't expect someone else to pick up your butts. Be respectful and dispose of them properly. Do not throw them inside the dumpster surround either, it still has to be swept up. Tell your contractor's also to clean up after they are done.

MAINTENANCE:

Thank you John Cleary, for volunteering to do our maintenance since March. It has saved us close to \$4k so far.

MINGLE:

Our Memorial Day mingle held May 20th was beautifully decorated. A fun time had by all. Please join us on June 24, 4-6pm. Look for notices. Thanks to Mel and Rick Krider for always doing a great job.

SNOWBIRDS:

If you are leaving for any length of time, please turn off your main interior water supply. Do not turn your A/C off. It is suggested that you leave it at 78 degrees to prevent mold and mildew from the humidity. Make sure the office has an emergency key for the lockbox before you leave.

GRIEVANCES:

ALL complaints, repairs, and questions must be put in writing and be signed with your name and unit number to be addressed. The mailbox at the office is there for your convenience.

Last but not least, I want to thank everyone for your compliments and encouragement. It is nice to know that you notice improvements and positive changes. The small, less expensive improvements give us some uplift while this insurance claim is pending.

Of course, I can not change B 10 and its issues because it is out of my control, but I am following the recommendations of our attorney's and posting signs and caution tape where suggested. This is for all of our safety until this can be resolved. Hopefully soon!

Let's enjoy our Summer!

Karen

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM
ASSOCIATION, INC.
TREASURER'S REPORT
JUNE 14, 2018**

FINANCIAL SUMMARY

As of May 31, 2018

Operating Account \$185,738.52

Reserve Accounts \$245,205.16

Total Assets \$430,943.68

Accounts payable up to date

Delinquencies as of 5/31/2018 \$14,338.12

**Submitted by Nancy Lucas
Association Manager**

The Moorings of Pinellas County Condominium Association, Inc.

Manager's Report 6.14.18

Collection Report:

- Unit 1 B – Total Due 9533.15 and Unit 3 F – Total Due 4778.97 for a total of 14,312.22
- There are 5 units with small balances and 3 of them owe less than \$1.00.

Spectrum Upgrade:

- Spectrum will be upgraded to digital cable in July.
- Each owner will receive one (1) Set Top Box for free for one year. Each additional Set Top Box needed will be 6.99 monthly. After the first year the owner will be charged for the first box.

Sewer Repair Building 1:

- Building 1 sewer repair will take place next Tuesday, June 19th.

Termite Inspection:

- The annual termite inspection took place on Monday, June 11, 2017. There were several units with swarmers and frass. These units will be treated soon.

Dock Repairs/Walkway to Clubhouse:

- The walkway/sidewalk to the Clubhouse was redone with the Trex material that is being used for the dock repairs. The labor and materials for the walkway have come out of the paving/sidewalk fund. Not out of the dock fund.

Mulch/Landscaping:

- Again I want to thank all the volunteers for all their hard work helping with the mulch and landscaping. You guys rock! Thanks for helping make the community look great!

Sincerely,

Nancy Lucas, LCAM
Management and Associates