

THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES 3.8.18

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

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

Resignation of Marianna Chiemi: Karen Cleary made a motion, seconded by Vicki Zajack to accept her resignation. All in favor. Motion passed unanimously.

Appoint Board Member: Vicki Zajack made a motion, seconded by Karen Cleary to appoint Nick Dowling to the Board of Directors as Vice President. All in favor. Motion passed unanimously.

Proof of Notice: Posted on bulletin board.

Approval of minutes from 2.8.18 Karen Cleary made a motion, seconded by Vicki Zajack 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: Cliff Roberts gave the treasurer's report. See Attached.

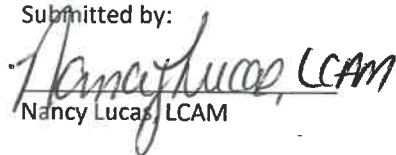
New Business:

- a. Insurance: Change of Agent: Cliff Roberts made a motion, seconded by Karen Cleary to sign the change of agent form from Bouchard Insurance to PCS Insurance. All in favor. Motion passed unanimously.
- b. Credit Card: Vicki Zajack made a motion, seconded by Nick Dowling to allow the association to open a credit card. All in favor. Motion passed unanimously.
- c. Rentals: Discussion regarding changing the documents to read: Owners must own one year before renting.
- d. Dock Replacement: Nick Dowling had some information about replacing the board. He need more time to research the project.
- e. Staircases: Covered in Presidents report.
- f. Taxes: Karen Cleary made a motion, seconded by Vicki Zajack to have Management and Associates prepare the 2017 taxes. All in favor. Motion passed unanimously.
- g. Maintenance: Covered in Presidents report.
- h. Exterminator: Nancy Lucas, LCAM will obtain proposals for rodent control.
- i. Mulch: Covered in Presidents report. See sample of mulch at Building #12 where the mulch was bought and installed by building #12.
- j. Irrigation: Discussion regarding irrigation. We will obtain proposals.

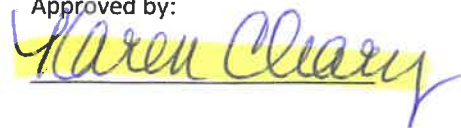
Next Meeting: The next Board meeting will be April 12, 2018 at 6 PM.

Adjournment: Vicki Zajack made a motion, seconded by Karen Cleary to adjourn the meeting at 7:18 PM. All in Favor, motion passed unanimously.

Submitted by:


Nancy Lucas, LCAM

Approved by:



Owner's in attendance 3.8.18 Board of Directors Meeting

Ray Baker

Bob and Carol Brimm

Leslie and Joseph Genna

Albert and Gail Perry

Rick and Mel Krider

Steve Damas

Jeanne Ennis

Susan Ingold

John Cleary

K A Miller

Bob Terbush

Kathy Farmer

Hilda and Ray Diaz

Mark and Beck Smiley

Mike and Kelly Madison

Basil Demy

FOR FEBRUARY 2018

BUSINESS;

-SDII is still on the property. Friday, March 9th should be their last day drilling. They will be back after March 26th to drill the pool area. On March 26, I will be walking the grounds with a rep. from SDII, an engineer, a insurance field adjuster and our attorney to address the damages caused by SDII.

-ATTORNEY- there has unfortunately been no update, not for a lack of trying. We hoped to have a representative here this evening or at least a letter.

-POOL pump was replaced at a cost of \$414. No \$\$ savings there. Pool lights are on back order, electrician is lined up as soon as they come in. Good news is, after complaining about the long wait, we were given a 15% credit back applied toward our purchase, therefore reducing the cost. \$\$\$Savings.

Pool and clubhouse signs are ordered.

-STAIRCASES- have been challenged and we have succeeded! Bayside Sandblasting was "encouraged" to walk the property and has agreed to return to repair ALL the staircases and repaint "free of charge". There will be a crew on site sometime after March 26th. Notice will be posted beforehand. \$\$\$Savings

-Palm Trimming is over. The large bucket truck was unable to get around back for the few palms left. He will do them with a ladder. Landscapers will be here tomorrow to finish cleaning the piles and landscape duties. The original contracted tree trimming co. did not show up and fulfill their obligation. The contract was cancelled by us. The previous board had allotted in this years budget the contracted price of \$7000. The Greenscene landscape co. tree trimming cost came in at \$4875. He also removed all squirrel nests and dead rats from the palms. The \$\$ Savings to us is \$2,125. With that money already in this years budget, we will be able to get the mulch we need, at no out of pocket expense. \$\$ The mulch will cut down on weeds, preserve water and irrigation costs, look beautiful and more. The dark brown mulch is CERTIFIED Fla. Forestry Resources to be termite and nematode free/resistant. If you would like to see a sample, my husband and I with donations from the Brimm, Demas and Murphy families have purchased the mulch in back of building 12. I have negotiated a discount of 12% on a bulk order from Lowes. Pallets will be delivered shortly. \$\$\$Savings.

-MAILBOXES-Unfortunately Christine Unit 326 will not be starting the boxes. She is moving.

-SECURITY/COMMUNITY WATCH- The TSPD picnic is this Saturday, all welcome. See Don Farmer B7 for details.

-PACKAGES were left at the office doorstep this weekend. Will the kind person who took them for safe keeping return them to the office. Thank you.

-WEBPAGE- we are still trying to stay ahead of ourselves.
themooringscondominiums.com..

-MINGLES- ALWAYS POPULAR AND LOTS OF FUN. Come out and meet your neighbors once a month.

March 25 Sunday 4-6pm For ST. Patty's Day

April 29 Sunday 4-6pm , Appetizer April, bring your fav. app

May 20 Sunday 4-6pm for a Memorial Day blast

If you'd like to lend a hand, see Mel and Rick Krider U367

-DIRECTORY-again please make sure we have your emergency contact info. You can email it to themooringscondo@gmail.com for privacy.

-GARBAGE- Dumpster #2 door is on and working. Thank you to all who are closing the dumpster door after use. Please bring all your cardboard and recyclables to the first designated dumpster up front. All dumpster fencing will be repaired as needed. A fresh coat of paint is coming soon. We will have to rethink the dumpster enclosures at a future date.

-RECYCLE- is for RECYCLE. COME ON NOW!! Break down your cardboard boxes and NO TRASH. Please speak up if you see a neighbor doing otherwise.

-BICYCLES- The gazebo area bike rack will be updated. If you do not labeled your bike with your unit number or name by April 15th, It will be removed and donated. We have old rusty, flat tired bikes left here. They must go and make room for our current cyclists.

-CARS parking rule is in place. One car per licensed resident. New visitor passes will be distributed in the future. Updates to follow.

-DOCKS oh boy! Nick Dowling, our newest BOD member has been researching options. It must start soon, boards are in very poor condition.

- MAINTENANCE DUTIES- Jim is our maintenance man, not our manager. He is not to be the first line of communication if a problem arises.

The mgmt. office #is (813)-433-2009 Nancy Lucas nlucas@mgmt-assoc.com

The office # is (727)-741-5451 or themooringscondo@gmail.com

Jim is not to be called on his personal phone at all especially on his day's off or weekends.. Any repairs, complaints etc need to be put in writing and placed in his mailbox next to the office door. No verbals please. Jim is not paid to take your recycles away, break down your cardboard, turn on your water or make keys. We would like to get this place in tip top condition and he has many distractions. Thank you for understanding.

-ENTRANCE- looks lovely. Thankyou to Cindy Beard and Vicki Zajack for sponsoring.

-TERMITES- Pestguard was on the Premises. Only one unit was inaccessible. *Reschedule*

-DUKE energy still making appointments for energy insulation to upstairs units.

-DUKE ENERGY replaced a telephone pole last week in back of building 1. They hit a bottle brush tree and broke it in half. We now have two new trees (crepe myrtles) and the broken one was removed at their expense. \$\$\$avings.

-CTS City of Tarpon code enforcement was called for the overgrowth behind B1 and to the left. It is unkempt, rats, snakes and mosquito breeding mess. An inspector will assess. We are waiting for answers.

-CURB your DOG! someone is not picking up after their pooch. Especially around the gazebo area. If you see something, say something. We need to kindly inform our renters also.

-Cigarette butts are GARBAGE. Please be respectful and dispose of your butts properly. So not leave them on the ground, grass or inside the dumpster area.

-CLUBHOUSE Renovations. Donations have come in to the "update Me fund". Thank you to the Ennis', Brimm's and Demas families for our first contributions.

WELCOME new neighbors:
Mario and Joann Hernandez, Unit 377
Mary and Scott Streich unit 344

Last, I have to apologize if you have asked me for something and I have forgotten. Please put it in writing. I can't remember everything anymore. Getting old stinks!

thanks to all,
Karen

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

March 8, 2018

FINANCIAL SUMMARY

As of February 28, 2018

Operating Account \$195,574.79

Reserve Accounts \$223,438.70

Total Assets \$419,013.49

Accounts payable up to date

Delinquencies as of 2/28/2018 \$12,424.36

One unit is 8283.51 in arrears. Contract backed out.

**Submitted by Nancy Lucas
Association Manager**