

The Moorings of Pinellas County Condo Association, Inc.

Board of Directors Meeting Minutes 9.19.18

Call to order: Meeting was called to order at 6:00 By Vicki Zajack.

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

Proof of Notice: Notice was posted on the bulletin boards.

Appoint Vacancy: Vicki Zajack made a motion, seconded by Karen Cleary to appoint Donna Houtz to the Board of Directors.

Approval of Minutes from 8.9.18 Meeting: Vicki Zajack made a motion, seconded by Karen Cleary to approve the minutes as written. All in favor. Motion passed unanimously.

Presidents Report: Karen Cleary reported that the clubhouse is going to be painted in October, therefore no rentals for that month. Ceiling fans, and new TV's have been donated by a few owners. New lights will be purchased for the clubhouse along with new flooring. The garbage company reimbursed the association for the damage one of their drivers did to the fencing around the dumpster. The fencing will be replaced in the near future. The association received the bonus incentive from Spectrum for \$4200.00. Karen asked for volunteers to help with the SDI claim for the damage that was done during the core drilling. Donna Houtz, Mr. and Mrs. Krider and Krystian Anderlczyk all volunteered to help.

Treasurers Report: Read by Nancy Lucas. See attached.

Managers Report: Read by Nancy Lucas. See attached.

Unfinished Business:

- a. Corless Barfield Update Regarding Insurance Claim: See attached.

New Business:

- a. Termite Tenting: Date were discussed of when tenting will take place. Notices were mailed to building owners.

- b. Irrigation: Table until December meeting.

- c. New Guest Parking Passes: Covered in Presidents report.

- d. Clubhouse Rental: No rentals for the month of October. The clubhouse will be painted.

- e. Dumpster Fencing: Covered on Presidents Report.

- f. Foreclosure: Vicki Zajack made a motion, seconded by Karen Cleary to move forward with the foreclosure the Boyle unit. All in favor. Motion passed unanimously.

Adornment: Karen Cleary made a motion, seconded by Vicki Zajack to adjourn the meeting at 7:05 PM.
All in favor. Motion passed unanimously.

Submitted by:

Nancy Lucas LOAM

Nancy Lucas

Approved by:

Karen Cleary

Karen Cleary, President

PRESIDENT'S REPORT FOR AUG. -SEPT.

Oct. 2018

BUSINESS:

Corless Barfield, attorneys have notified us that American Coastal has requested a Neutral Negotiator from the Insurance Commission, Tallahassee. November 2, 2018 the Neutral Negotiator, All Attorneys, and Engineers for all sides will be present walking the grounds.

SECURITY:

We've had estimates for a new security system that run well over \$9k. We are going to stay with our current system and just upgrade at a far less cost.

A resident informed us last evening that his gas was siphoned from his truck this past week. If at anytime you see suspicious behavior, vehicles or persons, please contact a board member or the maintenance co.

COMMUNITY WATCH:

Don Farmer, our CW President attends monthly meetings to keep us informed of the local happenings. Thank you, Don.

DOCKS:

The weather has put a damper on our progress. As soon as the heat calms down we will continue. I believe it was way too humid to jeopardize the health of two 60 yr. old men, (one a volunteer).

Notices are posted to WALK the DOCK at Your OWN RISK. Please be aware of your surroundings. Thank you for your patience.

IRRIGATION:

Well, we have mastered an up and running fully functional irrigation system. There are a few quirks, and would like to know if you have any issues with irrigation around your building. Some pipes have been capped and are inoperable and others spray the windows and need to be lowered. We put in work orders as needed.

MULCH:

Also a hiatus related to the heat. We will continue when it gets cooler. There are a few buildings that have such overgrowth (B4, the jungle) which is a work in progress. At anytime, if you would like to sign up for volunteering, you will never be turned away.. I can not say thank you enough to our volunteers who continue to improve our surroundings.

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

FINANCIAL SUMMARY

As of September 30, 2018

Operating Account \$175,696.76

Reserve Accounts \$266,298.20

Total Assets \$441,994.96

Accounts payable are up to date

Delinquencies as of 9/30/2018 \$70.25

**Submitted by Nancy Lucas
Association Manager**

The Moorings of Pinellas County Condominium Association, Inc.

Manager's Report 9.13.18

Collection Report:

- There are 9 units delinquent for a total of 60.83. Late notices will be going out to these units.
- Most of the arrears are less than 10.00 each.
- Two units are in lien status.
- Total is 17654.45. Two units make up 17593.62 of that amount.

Termite Tenting:

- Pest Guard will be tenting building #1 on October 10th.
- Notices were sent to all owners.
- We will give tenants in the building the prep instructions.

Spectrum:

- The Moorings received 4250.00 back from Spectrum as an incentive for changing over to digital.
- Rep at meeting to discuss changes.

Parking Passes:

- We will be setting up times to provide parking passes to owners and tenants that do not have them.

Clubhouse:

- Painting of the clubhouse will be started in October. Therefore there will not be any rentals for the month.

Sincerely,

Nancy Lucas, LCAM
Management and Associates