

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.  
BOARD MEETING MINUTES 2.20.19**

**Call to Order:** Meeting was called to order at 6:02 by Karen Cleary

**Roll Call:** Karen Cleary, Vicki Zajack, Donna Houtz and Nick Dowling were all present. John Baladakis was absent. Nancy Lucas, LCAM from Management and Associates was also present.

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

**Approval of Minutes:** Karen Cleary made a motion, seconded by Nick Dowling to approve the minutes from the 10.8.18 meeting as written. All in favor. Motion passed unanimously.

Vicki Zajack made a motion, seconded by Karen Cleary to approve the minutes from 1.10.19 meeting as written. All in favor. Motion passed unanimously.

Karen Cleary made a motion, seconded by Vicki Zajack to approve the minutes from the 1.24.19 meeting as written. All in favor. Motion passes unanimously.

**Treasurer's Report:** Vicki Zajack read the treasurer's report prepared by Nancy Lucas, LCAM.

**President's Report:** Karen Cleary read the president's report. Karen Cleary also read the update letter from Corless Barfield regarding the insurance claim. See attached.

**Manager's Report:** Nancy Lucas read the manager's report and discussed the collection status report.

**Unfinished Business:**

**Rules and Regulations Revision Approval:** Vicki Zajack made a motion, seconded by Donna Houtz to approve the revised Rules and Regulation that were all sent out to the owners. All in Favor. Motion passed unanimously.

**New Business:**

**Appoint Fining Committee:** Karen Cleary made a motion, seconded by Donna Houtz to appoint Kathy Farmer, Bob Shannon and Mark Smiley to the Fining Committee. All in favor. Motion passed unanimously.

**Dock Permit Update:** Covered in the President's report.

**Lighting Front Circle:** Replace with up lighting at entrance.

**Pool Light:** Complaint from owner across the water from the pool. Board will research motion detectors or other options.

**Clubhouse Electric Update:** Karen Cleary made a motion, seconded by Vicki Zajack to approve the proposal from Haseney Electric Company in the amount of \$900.00 to update the electric in the clubhouse to code. All in favor. Motion passed unanimously.

**Increase Petty Cash:** Karen Cleary made a motion, seconded by Vicki Zajack to increase petty cash to 500.00 and to ask bookkeeping to cut a check for 300.00 for the increase. All in favor. Motion passed unanimously.

**Electric Car Charger:** Discussion took place regarding the electric car charger. Bob Terbush said he would have it removed.

**AC Installation: Building 7. Nick Dowling installed a new air conditioner that was larger in size than the previous one. It is encroaching on the neighbor's patio area. There was discussion regarding this from several owners. The Board of Directors will look into options to move the unit.**

**Adjournment: Karen Cleary made a motion, seconded by Vicki Zajack to adjourn the meeting at 7:45 PM. All in Favor. Motion passed unanimously.**

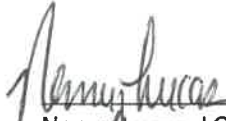
After adjournment discussions:

Floating Dock for Kayaks: Rick Krider will research this item.

Finance Committee: Beverly Archambeault would like to have a finance committee.

Rules and Regulation: Discussion regarding boats and docks.

Submitted by:

  
\_\_\_\_\_  
Nancy Lucas, LCAM  
March 18, 2019

Approved by:

  
\_\_\_\_\_  
Karen Cleary, Pres.

**The Moorings of Pinellas County Condominium Association, Inc.**

**Manager's Report 2.20.2019**

**Collection Report:**

- There are 12 units delinquent for a total of 308.19. Late notices will be going out to these units.
- Most of the arrears are less than 40.00 each except for one that is 98.00.
- One unit is in lien status.
- Two lien status from last month have been paid off.

**Dock Permit Update:**

- I have spent several hours at Tarpon Springs Permitting Office along with the Pinellas County Permitting Office. Karen and Vicki went with me Tuesday to the Tarpon Springs office. Hopefully we should have a permit in the near future.
- There seemed to be a lot of misunderstanding. We only need a repair permit not an engineered permit.

**Violation Letters:**

- Several letters have gone in the mail for owners to correct non-compliance issues. Most are complying. Other are not.
- Next step will be sending the non-compliant owners to the fining committee.
- Fines will be levied on these owners who remain non-compliant

**Rules and Regulations:**

- **The Rules and Regulations have been sent to all owners after being revised by the attorney's suggestions.**

**Architectural Request:**

- Any changes to the outside of your unit needs to be approved prior to work being done.
- An ARC Request Form needs to be submitted to the Board of Directors for approval.
- These changes must be approved: Electrical wiring, mechanical devices on the exterior of the building, or which protrudes through the wall(s) or roof. ie: Air condition Units

Sincerely,

Nancy Lucas, LCAM  
Management and

## **PRESIDENT'S REPORT**

**FEBRUARY 2019**

### **BUSINESS:**

**TRIAD Engineering** was onsite Jan 16-18th entering first floor units only. Their report has been sent to the Neutral Negotiator and we are awaiting answers. I'm sorry I have no updates to report. Please remember to stay off your back porches and balconies on buildings 2, 9-12. The caution tape surrounding the back gardens of B 10 must remain up. Someone continually removes the tape. The signs are posted to walk at your own risk but the tape must remain up.

**Building 6 Rats-** Phoenix Pest and wildlife has been working with the rat problem inside the building. They have set traps, closed up the bottom and top exterior entry points at this time. Bait traps are around the building and are not to be removed. It will void our warranty. We are guaranteed to keep animal life from entering the building. Please no feeding bunnies, squirrels, or BIRDS.

**VISITOR PASSES-** Donna Houtz has been kind enough to volunteer the last three Saturdays handing out visitor passes. Look for notice to come for the next available date as your yellow visor passes become invalid March 31st. You risk being towed if a new placard is not in your guests vehicle. Each unit is allowed two visitor passes. If you lose one, it will be a \$10 charge for another. Thank you, Donna.

**EXTERIOR LIGHTS:** Exterior porch lights have all been cleaned and replaced with 60watt LED bulbs (8.5 wt. used). Now all our overhead porch lighting is uniform and looks lovely. If your light bulb needs replacement, please notify the office and we will replace it.

**GRIEVANCES/ MAINTENANCE FORMS:** will be one and the same for now. Please use the form and make sure you sign it, as it will not be valid or addressed without a signature.

**KAYAK RACK:** We have just added two additional racks for kayaks at the gazebo area. Security lighting will be installed. Thank you to Jimmy Adrion, B4, and John Cleary for volunteering your time and building skills. We now have the additional storage needed for the kayaks still left on the pilings. For those involved, we would appreciate your quick response as to not lose a spot. We are looking into the cost of a floating dock in that area. If there is anyone interested in researching the sizes and costs, it would be greatly appreciated.

**CLUBHOUSE:** Our new air conditioner is installed and working fine. Our old monster unit has been hauled away. John was able to get \$150 in scrap metal for it. Haseney Electrical will be on the grounds Thursday, Feb. 21 to bring our electric up to code. Thank you to Scott Streich for all his research, assistance and time interviewing and taking quotes on the electric and a/c units to get us the best deal.

A special thank you to all who have donated toward our clubhouse makeover. We appreciate all your support and for those who volunteer. Thank you to Mark Smiley, Mary and Scott Streich, Joe Farmer, Carol and Bob Brimm for gutting, cleaning, hauling and making things nice. If I have omitted anyone, I apologize and will get you next month.

**WORKSHED:** The old cabinetry has been removed and the work area has been cleaned. All old- old supplies have been discarded. Thank you to John and Mark for making it clean and even smell better. We have new security lighting in that area and at bike rack.

#### **MINGLES:**

January 20th mingle was a huge success! Our ELVIS Impersonator supplied us with great music and entertainment and our community supplied us with an overabundance of delicious food. Thank you. Happy 60th to John as he was surprised! We had a full house, even under construction a great time was had by all. Look for future entertainment once the clubhouse is completed.

Super bowl mingle Feb. 3rd was another great bash. BBQ for all and wonderful side dishes. Thank you to all those who donated our prizes.

Thank you to Mel and Rick Krider for all your decorating.

**DOCK PERMIT:** AT 3pm today, we received the call that our dock permit has finally passed its first hump. The Tarpon Springs Building dept. has accepted the documents provided. Our next step is the county for the permit.

**MULCH:** has started again slowly. We have the landscape company doing our tree and bush trimming so we will wait until they've completed our buildings before ordering more.

**VANDALISM:** Please be aware of your surroundings. We have had handicap signs ripped out of the ground, cars ransacked and our dock boards and safety cones thrown in the water. If you see something, say something. If someone is here who you believe does not belong, please bring it to our attention. The office number is 727-741-5451. Strange car? call or leave a text with the location, color, make etc. If you would like to be a part of our community watch program, please contact Don Farmer, B7. He is in constant touch with the TSPD.

**RECYCLES:** Please be aware that screens, broom handles, food, curtain rods, metal bed frames etc. do not go into our recycle bin.

**NO food, needles, plastic bags, cords ,wires, hangers, holiday lights, clothing, broken dishes, food soiled pizza boxes, electronics or garden hoses are allowed.**

**ONLY-** flattened cardboard, plastic bottles and containers, glass bottles and jars, steel, tin and aluminum cans, and office paper, newspaper, junk mail and magazines!

We do not want our recycle bin taken away for improper use. Thank you.

Thank you to everyone for your continued support. We are making a terrific place to live even better by coming together. Our rules and regulations are being approved tonight to update what needs it; tweak what was too vague and cutback on some that seemed harsh. I hope we can all agree that living with these documents makes a better life.

Best Regards, Karen

2/20/19

• Bev Archambault

Margaret Farris

• Carol Bradshaw

Cliff Rodd / Jan  
Barta

Bob Tesluk

Atuned Vicki Demas

Cindy Beard

Jane + Jack Ennis

Mary + Scott Strech

Red: Mel Liden

Bob + Carol Brinken

DIMITRIOS BOULAHANIS

Susan + Jackie Donatone

Patricia Adrion

Bob & Marti Shannon

Paul Deury

K.A. Miller

Chris Vassilakis

Marie + Mike Petterone