

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING MINUTES 1.10.19**

Call to Order: Meeting was called to order at 6:06 by Karen Cleary

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

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

**Approval of minutes from 11.14.18:** Vicki Zajack made a motion, seconded by Karen Cleary to approve the minutes from the November 14, Meeting Organizational Meeting. All in favor, motion passed unanimously.

**President's Report:** President Karen Cleary gave the president's report. See Attached.

**Treasurer's Report:** Nancy Lucas, LCAM gave the treasurer's report.

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

**Unfinished Business:**

a. **Insurance Claim:** The interior bottom floor units will be inspected again on January 16, 17 and 18.

**New Business:**

a. **Flood Lights:** All of the flood light on each building have been replaced by Hesney Electric Services.

b. **Rules and Regulations:** Karen Cleary read all proposed changes to the owners in attendance.

c. **Grounds Keeper:** The association will be hiring a ground keeper in the near future.

d. **Parking Passes:** Notices will be posted when someone will be in the clubhouse to hand out parking passes.


e. **Pool Restrooms:** The pool company will now be cleaning the restrooms three times a week.

f. **Dock Permit:** Nick Dowling will be Gathering all needed paper work to submit a request for the dock permit.

g. **Audit:** The Board of Directors would like to go back ten years for the audit.

**Adjournment:** Donna Houtz made a motion, seconded by Vicki Zajack to adjourn the meeting at 8:43. All in Favor, motion passed unanimously.

Submitted by:

  
Nancy Lucas, LCAM  
January 28, 2019

Approved by:

  
Karen Cleary, Pres.

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING MINUTES 1.24.19**

Call to Order: Meeting was called to order at 10:03 by Karen Cleary

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

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

**New Business:**

**a. Drywall Clubhouse:** Karen made a motion, seconded by Vicki Zajack to approve the proposal from Wade Services to hang and finish the drywall in the clubhouse in the amount of \$720.00. All in favor. Motion passed unanimously.

**b. Electrical Work in Clubhouse:** Karen Cleary made a motion, seconded by Vicki Zajack to approve the proposal from Haseney Electric Services to install the electric in the clubhouse in the amount of \$1650.00. All in favor. Motion passed unanimously.

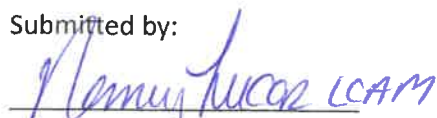
**c. Clubhouse A/C:** Karen Cleary made a motion, seconded by Vicki Zajack to approve the proposal from Mid -Way Services to install new air conditions in the clubhouse and the office for the amount of \$9966.00. All in favor. Motion passed unanimously.

**e. Dumpster Surrounds:** Table until the February meeting to give time to obtain more proposals. Also, would like to get prices for concrete pads for the dumpsters before the surrounds are done.

**f. Rodent Control Building 6:** Karen Cleary made a motion, seconded by Vicki Zajack to approve the proposal from Phoenix for rodent control for the amount of \$2990.00. All in favor. Motion passed unanimously.

**Adjournment:** Karen Cleary made a motion, seconded by Vicki Zajack to adjourn the meeting at 11:15. All in Favor, motion passed unanimously.

Submitted by:



Nancy Lucas, LCAM

January 28, 2019

Approved by:



## PRESIDENT'S REPORT

JAN. 2019

2018 has been a very busy year. We have had many obstacles to overcome. We have made many improvements and necessary repairs.

- \* Landscape lighting to Flagpole Island, pool and Clubhouse.
- \*New Pool Rules and Office/Clubhouse Signs made.
- \*Duke Energy Special incentives for insulation Program
- \*Staircases-Bayside Sandblasting returned to the grounds to repaint and repair the staircases "No additional Cost to Us" We did not have any warranty!
- \*Flower gardens- beautification everywhere!
- \*Termites- 5 buildings tented, NO cost to us; interior inspections for all.
- \*Irrigation repaired. We now have 100% of the property watered.
- \*Gutters and downspouts cleaned
- \*Rats under control!
- \*Waste mgmt- paid to us \$1500 for destroying the fence at dumpster
- \*Spectrum upgrades- \$4200 rebate to us and we all receive a second receiver free for one year.
- \*BOGO free on all clubhouse and bathroom paint. Savings of over \$300
- \*Mulch beautification to all of the property.( will be continuing now that it is cooler)  
A savings of \$.62 a bag as it was piggybacked with the trex delivery. Making free delivery .
- \*Trex decking purchased at a \$10.65 savings on each board. Free delivery  
Labor- one contractor @ \$22.50 hr.
- \*Floodlights replaced correctly with new powder coated rust resistant material and new LED bulbs.
- \*Mingles- a huge success, making new friends and bringing our community together.

Last and most important is our open insurance claim with ACI. We have had a year of repeated interior and exterior inspections and core drilling. Understandably, frustrations are high. We have a Neutral Negotiator reviewing our claim.

Separately, we have filed a damages claim against SDII for property damage while working on the grounds. There were damages to landscaping, lighting, plumbing and the use of our water from 1/29-4/10. I will keep you informed of all progress.

## **PRESIDENT'S REPORT**

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### **BUSINESS:**

TRIAD engineering will be on the grounds next week. They have been asked by the Third Party Neutral Negotiator to enter first floor units ONLY.

January 16th, Wednesday - Buildings 1,2,4&7.

January 17th, Thursday- Buildings 9,10,11 & 12

January 18th, Friday- any uncompleted buildings

Please make sure you are home during this time. If you cannot be present, please notify a board member in writing. You may email or slip a note in our office door.

**\*\*IF you have any structural changes or cracks in your units, please let us know.**

### **INSURANCE:**

It's that time of year for Proof of Insurance to all mortgage companies.

PCS is our broker

FOR MORTGAGE CO.'S

Please contact: Ashley McFarland  
813-868-1010 ex. 2306  
amcfarland@pcsins.com

FOR PERSONAL H.O. RATES

Please contact: Daniel Daviadoff  
813-868-1010 ex. 2304  
ddaviadoff@pcsins.com

### **COMMUNITY WATCH:**

Don Farmer, Unit 408 is our TSPD representative. If you would like to join the community watch program, please see Don. He also attaches a monthly note on our webpage with current reports from the monthly TSPD meetings. Stay informed. It has also come to my attention that in December a few unlocked cars had been ransacked. Please report any incidents to our police dept. Keep your doors locked and your valuables out of sight.

Be aware of our surroundings. We have only one teen living on the property full time. If you see someone unfamiliar, ask where they live. I was able to catch teens swimming in the pool that did not belong here and could not give us a name.

### **LABELING:**

Please make sure your bikes, paddleboards, kayaks and personals are all labeled with your name or unit number. It must be visible by a walkby inspection.

### **WEBPAGE:**

Our webpage has been changed to: [themooringscondominium.com](http://themooringscondominium.com)  
Forgoing the "s" in condominiums.

## **PRESIDENT'S REPORT**

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### **EMERGENCY KEYS:**

Please make sure the office has an emergency key to your unit on file. It is locked in a secure safe and only two people have access.

### **PARKING:**

Sidewalks- When you park, please check to see that your vehicle is not blocking the sidewalk for our residents to walk. Ask your contractor's to do the same.

Please remind your guests that motorcycles are not allowed on the grounds, especially overnight.

### **RENEWALS:**

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

### **CONDO SALES?RENTALS:**

Please make sure you contact management for the current proper forms for all.

### **RECYCLES:**

Please be respectful and recycle correctly. NO FOOD<PLASTIC BAGS< FURNITURE. Break down all cardboard.

### **SNOWBIRDS:**

If you are leaving for more than THREE DAYS, turn off your main interior water supply. DO not turn off you're A/C unit. It is suggested that you leave the temp at 78" to prevent mold and mildew from the humidity.

### **GRIEVANCES:**

ALL Complaints, repairs and questions must be put in writing and SIGNED with your name and unit number to be considered valid and addressed. We are volunteers and will not allow ourselves to be verbally abused by anyone. If you prefer to contact management, please do so. Nancy can be reached at [nlucas@mgmt-assoc.com](mailto:nlucas@mgmt-assoc.com)

### **SPECTRUM:**

To all who have not received their updated cable boxes. You can call Spectrum directly and they can be mailed to you or you can visit their store. next to Publix (RT.19) and pick up in person. You are entitled to two boxes. One comes with the contract and we have negotiated for a second box free for one year. After that it will cost you \$6 to keep.

### **LANDSCAPERS:**

New to our community is Nature's Coast. They will be handling everything from lawn care, tree trimming, palm trimming, weed and pest mgmt and fertilization.

## **PRESIDENT'S REPORT**

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### **GROUNDSKEEPER:**

Thank you to John Cleary for volunteering to be our groundskeeper for the past 11 months. He has saved the community \$11,280 to date in salary. We will be advertising for a new body to fill his space. The position duties have changed. The maintenance will be minimal as we have to hire an licensed plumber, electrician etc from now on. In the past, some handyman fixes have ended up costing us double to repair. It is not cost effective. The pool bathrooms and weeding in the pool pavers will now be back in the hands of the pool contractor. For \$100 extra per month, our bathrooms will be serviced three times a week, as he is here.

### **NEGATIVITY:**

There have been only a handful of residents who disapprove of John volunteering as well as all the other wonderful residents who do the same. There is no one forcing you to volunteer. I'm puzzled with what part of free do you not like? In the past, our maintenance man had done free work for residents only to find out that it was while he was on our clock. This will not happen when a new hire arrives.

### **COMMITTEES:**

I have asked at every meeting for volunteers for landscaping, finance, pool, beautification, rules etc. If you would like to get involved, please add your name to our list. and thank you.

### **CLUBHOUSE:**

We are getting estimates on A/C replacement as we speak. And donations are up at \$2135. Thank you to all who so graciously support our redo.

### **DOCKS:**

Now that we have been "anonymously" reported, we must spend \$300 and countless volunteer hours filing for a permit. Thank you to the coward who did not sign his name to the complaint. Again, who stops free? and progress to make overdue improvements? A neighbor? One of us> Shameful!

### **MINGLE:**

Our next mingle will be next Sunday, January 20th, from 4-6pm. BYO beverage. Please bring a covered dish to share with all.

Thank you to all my friends and neighbors for your support. 2019 is going to also be a year of updates and improvements to the property. I ask that you all take an interest in your community. Get involved! What a wonderful little spot we have here tucked in the bayou.

Best Regards, Karen