

THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES 7.11.19

Call to Order: Meeting was called to order at 6:01 by Karen Cleary

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

Proof of Notice: Posted on bulletin boards.

Approval of Minutes: Vicki Zajack made a motion, seconded by Karen Cleary to approve the minutes from the 6.13.19 meeting as written. All in favor. Motion passed unanimously.

Treasurer's Report: Marti Shannon read the treasurer's report prepared by Nancy Lucas, LCAM.

President's Report: No written report. Karen Cleary gave a verbal report.

Manager's Report: Nancy read the manager's report. See attached.

Unfinished Business:

Building 4 Update: Building 4 was inspected by the insurance adjuster. The association received a check in the amount of 1726.85 from American Coastal Insurance

New Business:

- a. **Building 10 and Pool Area:** Neutral evaluator was onsite again in June for 3 days. Engineers and Geologist were onsite to perform more testing. Pool filter area caving in. That area will be addressed soon. Helicon repaired the area around the pool and brought in fill dirt for building 10 for a temporary fix. This matter around the pool area was not caused by power washing. That area was never power washed. The pool coping was installed incorrectly. The fence has a yellow stain from chemicals that were used by Helicon. They will address and there is one paver missing on the back side of the pool that will be replaced by Helicon. There was a letter sent to all owners and tenants certified mail in Building 10 from Ted Corless stating to not use the balconies and to leave the black drain hoses alone and not to move them.
- b. **Water Shut Offs:** As stated in the Revised Rules and Regulations all interiors must have a water shut off installed and in working order. Interior shut off valves need to be replaced by the end of the year with a ballcock fitting. Exterior shut offs that have been replaced are Buildings 1-5, 7, 9, 10, 12. They have all been raised above the ground. All hoses and hose hangers have been replaced.
- c. **Smoke Alarms:** All units should have 1 each in the bedrooms and 1 in the living area. Tarpon Springs Fire Department will install according to Karen Cleary.
- d. **Gutters:** All the gutters and downspouts have been cleaned this year. In the future the Board of Directors would like to install new gutters.

e. Drainage: The black drainage hoses are above ground due to the one underground are compromised. All underground drainage will be addressed in the future.

f. Dock Replacement: The dock replacement was reported to Pinellas Code Enforcement. Therefore the project was red tagged. It took several months and several trips to Tarpon Springs Building Department and to the Pinellas County Permit Department to finally ratify the issue and have a permit issued to continue the work. The top is being replaced with Trex board instead of wood. There been two complaints about the color of the Trex. The gray was chosen due to the fact that it was less expensive and it was a stock color. Special order would have cost significantly more and gray is the natural color of docks. The community was asked their preference at previous board meetings. The Trex will not have to be preserved like wood and will last forever.

g. Termite Inspection: The Board of Directors has decided to have the Termite Inspection in the fall when more owners are onsite. It is planned for October. This way owners will be able to let them in their units. It's a lot of work for the board and management to have to let them into each unit.

h. Rules and Regulations: Rules and Regulations were revised in February and were sent to all owners.

i. Non-Compliance: The Board of Directors has tried to form a fining committee to help with non-compliance issues. ARC's: Please remember to submit a request for any changes prior to making the changes.

j. Landlord/Tenants: If you rent your unit you are responsible for your tenants. Please make sure you give them a copy of the rules and regulations.

k. Power Washing: The buildings will be power washed starting in August along with the sidewalks and walkways. Dates will be posted.

l. Maintenance Updates: The Board is currently obtaining proposals for the dumpster enclosures and concrete dumpster pads. The correct color for the front doors is Benjamin Moore Mississippi Mud. Staircases will be recoated. There was a previous assessment for the amount of \$87,000.00 for repainting with nonskid. Back porch railings will also be addressed in the near future. If your balcony is enclosed the railings become the owners responsibility.

Open Discussion:

Comments that the association should add funds for siding.

Groundskeeper will be hired and trained by John Cleary. An ad will be placed to hire and a background check will be done for on any potential new employee.

Restrooms are being cleaned by the pool company. The pool hallway lights have been replaced.

Security Cameras will be addressed in the near future for the entrance and on building 7 facing the parking lot.

Windows: Marti Shannon had obtained several proposals for new windows and sliders for the clubhouse. The prices range from 21,000.00 to 34,000.00 to replace them all. The board will call Shawn back to get a proposal for just the 2 sliders.

Insurance: The insurance claim regarding building 10 was denied. Attorney Ted Corless was hired to help with the open claim. Ted Corless had his engineers preform testing in the association. Their findings were not the same as the insurance companies. Then the matter was sent to the Neutral evaluator. They have since their engineers to perform testing. We are in a waiting pattern at this time for them to analyze their findings. Hopefully results will not be much longer.

Irrigation: The board asked that the irrigation be shut down behind building 10. Sainsbury was unable to turn that section off. They have reduced the water pressure in that area. The zone would have shut off the entire building, the board decided against it.

Adjournment: Karen Cleary made a motion, seconded by Vicki Zajack to adjourn the meeting at 8:15. All in favor, Motion passed unanimously.

Submitted by: Nancy Lucas, LCAM

Approved by: Karen Cleary