

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING MINUTES 6.13.19**

**Call to Order:** Meeting was called to order at 6:00 by Karen Cleary

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

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

**Approval of Board Member Resignation:** Karen Cleary made a motion, seconded by Vicki Zajack to accept the resignation from John Baladakis. All in favor. Motion passed unanimously.

**Appoint Vacancy:** Karen Cleary made a motion, seconded by Vicki Zajack to appoint Marti Shannon to the Treasurers position for the remaining on the 2019 term. All in favor, Motion passed unanimously.

**Approval of Minutes:** Karen Cleary made a motion, seconded by Vicki Zajack to approve the minutes from the 5.9.19 meeting as written. All in favor. Motion passed unanimously.

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

**President's Report:** See attached. Karen also read the insurance claim update from Ted Corless. The update will be posted on the bulletin board and the website.

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

**Unfinished Business:**

**Building 4 Update:** Covered on presidents report.

**New Business:**

**Power washing:** Covered on president's report.

**Car Charger:** Possible litigation matter. No discussion at this time.

**Discrimination Case:** In litigation. No discussion at this time.

**Pool Area:** Covered on President's report.

**Theft In Community:** Covered on President's report.

**Adjournment:** Karen Cleary made a motion, seconded by Vicki Zajack to adjourn the meeting at 6:54. All in favor. Motion passed unanimously.

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Nancy Lucas, LCAM  
July 2, 2019

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Approved By:

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

**Manager's Report 6.13.2019**

**Collection Report:**

- There are 9 units delinquent for a total of 61901. Late notices will be going out to these units.
- One unit is in lien status for a total of 8804.00. Should be going to auction again soon. We received \$2962.27 from the last time it went to auction. Buyer did not go through with contract therefore he lost his deposit.

**Building #4:**

- I have met with three contractors in the last two weeks to obtain proposals for the repairs needed to building 4.

**Pool Area:**

- I met with Kelsey Beloff, Geotech Field Monitor from SEI to look at the pool area. She took some soil samples and also a lot of pictures to forward to the engineer.

**Violations:**

- Four owners were sent certified violation letters last week. If we do not hear from them they will either be sent to the attorney for further action or will be fined.

Sincerely,

Nancy Lucas, LCAM  
Management and



CORLESS  
BARFIELD  
TRIAL GROUP

Ted Corless, Esq.  
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July 11, 2019

**RE: The Moorings of Pinellas County Condominium Association, Inc.  
Continued Safety Concerns**

To Whom It May Concern:

Our office represents the members and owners of the Moorings regarding the insurance claim pending with its insurer, American Coastal Insurance Company. While American Coastal is disputing coverage for the damages and conditions at the property, it concedes that sinkhole activity was found at several drilling locations which we believe may have created unstable, potentially dangerous conditions for residents and their visitors.

While the Moorings Board and our office have advised several times that these conditions may pose a threat to safety and welfare, I am being told that individuals refuse to discontinue their access to the balconies in Building 10. Until we receive a formal clearance from the appropriate engineers and contractors, it is not fully possible for us to gauge the threat or lack of support the sinkhole activity may be causing. **As such, we must respectfully demand that the unit owners, residents, visitors, vendors and all persons not be permitted on the balconies of Building 10, the porches of Building 10, the area behind Building 10, and the dock behind Building 10** without prior clearance from the engineer of record. Please be advised, we cannot guarantee the safety of these building components.

If you happen to witness conditions that appear unsafe, or appear to be changing, please seek immediate protection, and notify appropriate emergency responders via 911. The Moorings takes its duty to protect its owners and residents, as well as their visitors very seriously. We must work collectively until we are able to move the insurance claim to its ultimate resolution.

Our law firm phone is answered 24/7. If you see anything at the Moorings that appears unstable, please contact us immediately. I remain available to answer any questions or concerns.

Best regards.

Very truly yours,

Ted A. Corless, Esquire  
For the Firm

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