

THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES 5.9.19

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

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

Proof of Notice: Posted on bulletin boards.

Approval of Minutes: Karen Cleary made a motion, seconded by Vicki Zajack to approve the minutes from the 3.27.19 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: Attached

Unfinished Business:

Dock Update: Covered in president's report.

Neutral Negotiator May 13-16: Covered in president's report.

Building 4 Update: Covered on presidents report.

New Business:

Window & Door Replacement: Marti Shannon gave a presentation of the window proposals she had obtained. This was a discussion and a cost analysis for future planning.

Pool Inspection: Covered in president's report.

Gutter Repair: Karen Cleary made a motion, seconded by Vicki Zajack to approve DB Gutters to repair the gutters on building 4 for the amount of \$715.00. All in favor. Motion passed unanimously.

A/C Rebate: Covered in president's report.

Hire New Attorney: Two attorneys were interviewed, Karen Cleary made a motion, seconded by Donna Houtz to change attorneys from Rabin/Parker to Dan Greenberg. All in favor. Motion passed unanimously.

Landscape Lighting: Karen Cleary made a motion, seconded by Donna Houtz to approve landscape lighting not to exceed \$250.00. All in favor. Motion passed unanimously.

Power Washing: Covered in president's report.

Extend Roof Over Bike Rack: Covered in president's report.

Architectural Change Request: Mary and Scott Streich had a request to install a patio at the rear of their unit. Karen Cleary made a motion, seconded by Vicki Zajack to approve the request as submitted. All in favor. Motion passed unanimously.

Adjournment: Karen Cleary made a motion, seconded by Vicki Zajack to adjourn the meeting at 6:50. All in favor. Motion passed unanimously.



Nancy Lucas, LCAM
June 6, 2019



Approved By:

BUSINESS:

B10 insurance claim- The neutral Negotiator had Seawall engineers on the grounds testing and marking the grounds. They will be back. Interior inspections AGAIN are scheduled for May 13, 14 & 15. All buildings, first floor units only. B1-4 on Monday, May 13; B5-8 on Tuesday, May 14; and B9-12 on Wednesday, May 15. Please make yourself available to let the inspector in. Start time is 9am. A volunteer board member will accompany the inspector into any empty unit.

B4- roof leak/interior damage. After our mini Tornado tore down our two lamp posts we had to deal with a roof leak in building 4. It took us a few months to get a roofing contractor to repair the roof, replace the flashing and sheathing. As we opened the roof, it was exposed that the water had been taking the path of least resistance and caused interior damage to the sheetrock & framing inside two units. We have decided to put this through to our insurance company to get a contractor in to assess and deal with the issue behind the walls. We apologize to the units involved for the major inconvenience and will keep you updated as we get the info. Insurance inspector due out here on Monday.

DOCK- Well, after being put through the ringer since Nov. 13th, the dock inspector has approved the turn around supporting structure in back of B7. We are continuing dock boards as we speak. We will be asking owners to move boats as we come around the back of B6 and down to B2. We will notify you before anything is touched. Your boat will be moved to an unoccupied slip as close to your spot as possible. If there is a chance you would like to volunteer assisting Bill while he replaces the decking, please see me. You would just be handing new boards and disposing of old boards to keep the flow going.

TREE cutting- The large diseased pine tree at the gazebo/bike rack has been removed and stump grinded.

BIKE RACK ROOF- We will be extending the bike rack roof on either side to make room for the new one sided 20 bike rack (previously approved). If you have a bike on that rack currently, please check the bulletin boards for updates on which dates you will be asked to remove your bike temporarily while work is being completed. Thank you.

GUTTERS- gutters and downspouts were cleaned April 11th. We have clogs underground that need to be repaired to allow proper drainage. We also would like to address getting more gutters on the buildings in the near future.

PALM TRIMMING- a lot of you have been asking when the palms will be cut back. Me too. Scheduling is within the next week or two. We will also be cutting back the oak branches overhanging the buildings.

POOL- Annual pool inspection failed due to a missing vacuum cover. Minor fix, all is good. We have been very fortunate to never have any real issues with this pool. Thank goodness.

Nick is researching different options and costs for heating the pool. Anyone interested in doing so also would be welcome.

A/C REBATE- Thank you to Mary and Scott Streich for submitting the necessary paperwork and follow up on our rebate. We qualified for \$800 rebate, Thank you both for all your time put in to the clubhouse renovation.

GROUNDSKEEPER- Ads were posted but no takers yet. We will continue this search for a part time helper.

LIGHTING- As you know, we have had lighting issues with the entrance to the community. We will be replacing the broken lamp post and adding upscale landscape lighting to the curve before B 1. Small changes make a world of difference, as seen with the flag pole island. It looks beautiful.

WINDOWS- Thank you to Marti Shannon for getting 7 estimates for upgrading our windows and doors to the clubhouse/office. We have the originals still in place. The windows are not even windows, just sheets of thin glass placed in between moldings. We have an opportunity to upgrade and install hurricane proof products that will never need replacement in our lifetime and give us a break on our insurance. 0% financing is also available, making this much more attractive. Updates to follow.

CLUBHOUSE- As you see, we are making progress. New electric(to code), A/C, Sheetrock ceiling, painting has been completed. Our next step is the flooring. We will be shopping for the best quality and price. We are looking forward to a large celebration once our work is done. Cheers to all those volunteers making this possible.

DUMPSTERS- Yuck! We are in the midst of getting estimates for concrete pads to be installed under the dumpster area. It will increase the life of new fencing and the blacktop once installed. We are also looking into the new fencing and will be replaced soon.

POWER WASHING- A power washer was purchased for the community. We have since power washed the pool area, pavers and furniture. We will be heading out to do the buildings and the sidewalks and walkways shortly.

Thank you to all the community for your support, the volunteers that assist with our upgrades, maintenance and beautification and the board members who put in more hours than a full time job. Best to all, Karen