

THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES 9-12-19

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

Roll Call: Karen Cleary, Marti Shannon, and Donna Houtz were all present. Nick Dowling and Vicki Zajack were both present by phone. Gina Samelwich, LCAM from Management and Associates was also present.

Proof of Notice: Posted on bulletin boards.

Approval of Minutes: Minutes from 07-11-2019 were not approved.

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

New Business:

a. Approve New Management Company: Karen moved to terminate the contract with Management and Associates effective 10/31 and hire AmeriTech. Vicki seconded the motion and the motion passed unanimously.

b. Approve Kitchen Cabinets: Karen reported receiving \$2,000 in donations. With a sale and her military discount, she was able to order the cabinets for \$1,586.17. Karen moved to approve using the donation funds. Donna seconded the motion and the motion passed unanimously. The cabinets will be delivered next week.

c. Termite Inspection Schedule: The termite inspection will be Thursday, October 17, 2019 starting at 9 AM.

d. Building 4 Update: The claim was denied by the insurance company. It will be readdressed. There is a \$2,500 insurance deductible and a cost of \$4,000-\$5,000 for repair. Karen moved to approve George Kontos Roofing to do the work for \$4,000.00. Marti seconded the motion and the motion passed unanimously.

e. Building 3- 346 Rental: The unit has gone to auction twice. Dan Greenberg (attorney) recommended taking possession of the unit and renting it out.

f. Power Washing: Two proposals received. Waiting on third proposal. Tabled at this time.

g. Signage: The sign was damaged either by vandalism or by a storm. The search for bids are ongoing and will be addressed at a later date.

h. Pool and Building 10 Update: The pool is currently closed for the pool filter repair and chemical treatments. It will be closed for 2-3 days.

i. Dock Carpenter Salary Increase: Karen moved to approve increasing the dock carpenter salary to \$25.00 per hour (from \$22.50 per hour) and to pay out of the dock reserves. Donna seconded the motion and the motion passed unanimously.

j. Budget Breakdown 2019 Cost to the Community: Marti distributed a budget breakdown and explained each item for the members present. The budget is over budget due to items such as legal, water mains, irrigation, gutters, letters, postage, etc. A lengthy discussion ensued regarding these items. The Board answered all member comments and questions and commended Marti on her presentation.

NOTE: Nick left the call at approximately 6:44PM.

k. Dumpster Pads and Fence: Two bids have been received. This item will be tabled until a third quote is received. The project will be paid from pavement & fencing reserves.

l. Security Cameras: Bids are pending. Karen asked the members to be aware of your surroundings as items have been recently stolen from the community clubhouse area (cooler).

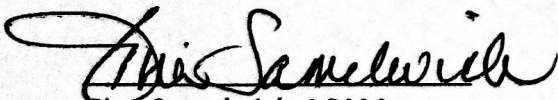
It was noted that there is a forensic audit in process.

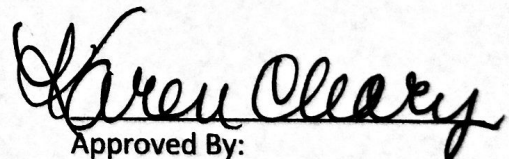
It was noted that next year a gutter reserve is needed; proposals are pending for 2020.

At this time, Karen presented her President's report.

Adjournment: Karen made a motion, seconded by Donna to adjourn the meeting at 7:09PM. All in favor. Motion passed unanimously.

The floor was opened to the owners for comments and questions after adjournment.


Gina Samelwich, LCAM
September 16, 2019


Approved By: