

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

**DATE:** Wednesday, April 28, 2021

**TIME:** 7:00 PM

**PLACE:** Pool/Clubhouse and Zoom.  
ZOOM (meeting directions attached)

1. Call Meeting to order/Roll Call:

Meeting was called to order at 7:01PM  
Members Present:  
Karen Cleary , Pres.  
Vicki Zajack, Dir

2. Proof of Meeting Notice.

The meeting agenda for 4/28/21 was posted 48 hours prior to the meeting on bulletin boards, the Moorings web page, and an email blast.

3. Establish Quorum.

Quorum was established with the 2 remaining Board members

4. Property Managers Report.

Chris Stancil reported that 9 units are on the delinquency list, none more than 30 days. The total amount for past due accounts is \$2743.00. We've received applications for units 348 (rental) and 322 (sale).

NEW BUSINESS:

1. Update Sinkhole/Seawall.

The sinkhole remediation work was finished last Wednesday (4/21/21) and the work in all buildings received sign offs. At this point, all seawall panels were inserted up to building 9. The Board has begun the process of walking the property with contractors to bid on the cosmetic work. On Monday (5/3/21), removal of pilings will continue and damaged patios will be removed and concrete broken up. A change order was submitted for \$20K to use diamond bits to drill weep holes in the seawall.

2. Building 1 emergency Repair.

It was discovered that there were cracks in the landing of B1 causing the landing to slant. In addition the banisters on both sides were loose and sagging. We hired Tony Hayes, who had done previous repairs for us, to open up the siding and evaluate the damage. He replaced the rotten wood both sides of the stairs and reconnected the banister. The concrete on the landing will be replaced at a future date when all cosmetic repairs will be completed.

A motion was made by Karen to ratify the emergency expense of \$4225.67 seconded by Vicki Motion approved 2-0.

3. Resignations.

On 4/21/21, three Board members, Marti Shannon, Donna Houtz, and Toni Perkins tendered their resignations from the Moorings Board of Directors effective immediately. These resignations were accepted by the remaining members.

A motion was made by Vick and seconded by Karen to approve the resignation of three Board members. Motion approved 2-0.

4. Appoint New Board Member.

Due to the three Board member resignations, Vicki was appointed as vice president and Karen remains as president.

A motion was made by Karen and seconded by Vicki to approve Vicki as vice president. Motion approved 2-0.

Based on our bylaws, the Board must consist of an odd number, with 3 to 9 members. Wayne Will volunteered to serve as treasurer of the Board. Wayne gave a synopsis of his background, which included his qualifications to serve as the Board treasurer.

A motion was made by Vick and seconded by Karen to approve Wayne as treasurer. Motion approved 2-0.

5. New Entry Sign.

The Board passed around to the owners the examples of the new front entrance sign and displayed them for the attendees on zoom. The cost of the sign will be \$3029.00.

A motion was made by Vicki and seconded by Karen to approve the \$3029.00 for the entrance sign. Motion approved 3-0.

6. Pool Update.

According to Challenger Pools, completion of the pool is still scheduled for the end of June, in approximately 4-6 weeks. We will try to post the progress on the bulletin boards and the Moorings website.

7. Gutter Update.

Gutter updates started were started on April 19<sup>th</sup> and have been completed on buildings 9, 10, 11, 12. The remainder of the buildings should be completed in the next few days.

8. Rats Update.

Rat activity was discovered in the clubhouse and building 9. We used Precision pest control to inspect these buildings and remediate the rat problem at an expense of \$985.00.

A motion was made by Vicki and seconded by Karen to ratify the \$985.00 expense to Precision Pest. Motion approved 3-0.

9. Termite Inspection.

Termite inspections of all buildings will be conducted in the next few weeks. The community was asked to note any possible problem areas and communicate this to the inspectors when they inspect your unit.

Member Questions

The Board answered various questions regarding the remediation, balcony work, and landscaping.

Adjournment: 7:37 PM

Submitted by: \_\_\_\_\_

Date \_\_\_\_\_