

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

DATE: Wednesday, August 25, 2021

TIME: 7:00 p.m.

PLACE: Pool/Clubhouse and Zoom

1. Call Meeting to order/roll call

Meeting was called to order at 7:05 p.m.

Members Present:

Karen Cleary, President

Vicki Zajack, Vice President - Zoom

Joann Hernandez, Director

Pam Stevens, Secretary

2. Proof of Meeting Notice

The meeting agenda for August 25, 2021 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 4 Board members present.

4. Previous Minutes

a. Waive Reading of Minutes: July 28, 2021

A motion was made by Vicki, seconded by Pam to approve July 28, 2021 minutes. Minutes approved 4-0

5. Property Manager's Report

a. Delinquencies

Chris Stancil reported that 6 owners are on the monthly dues delinquency list, none more than 30 days. The total amount for past due amount is \$1,544.00

b. Treasurer's Report and Trust Balance

Chris gave a brief overall summary of the balance sheet. As of July 28, 2010, the general operating account is \$145,421. The BB&T insured account is \$10,972. The BB&T money market account is \$276,155. The trust account is \$1.9 million. Total assets are \$2.5 million. The financials are on the Moorings website (mooringscondos.org) and is password protected. Email Chris if anyone needs password.

c. Chris has been receiving emails about planting around units. He is recommending that no one should plant anything until professional landscaping is completed.

6. Architectural Requests

Danuta Andrelczyk in unit 333 submitted a request for a new air conditioner. Karen made motion to approve, seconded by Pam. Motion approved 4-0.

7. Old Business

a. Termite Inspection Final Report

Joann gave a termite report. She and PestGuard termite inspector checked all but 2 units for termites. They did not have access to the 2 units. No active termites were found in other units.

b. Balcony Repairs

The board received one repair proposal from J. Bolt last month. The board is setting up meetings with two more contractors.

Going forth balconies will be referred to as balconies/porches. The porch refers to 1st floor porch underneath the balcony. The outside patio that extends from the bldg. will be referred to as extended patio.

Karen reminded residents that the balconies/porches on the north side are still unsafe due to sinkhole remediation. Bldg. 10 also has damage from water and termites. The north side balconies/porches are not stabilized to the bldgs., and they need to be brought up to code. For safety reasons, it is imperative for everyone to stay off the balconies/porches in bldgs. 9, 10, 11 and 12.

c. Pool Updates

Karen made a motion to approve \$900 for new pool grids, chlorinator, and installation. Joann seconded the motion. Motion approved 4-0.

Cody Pool company did not submit a permit with the City of Tarpon Springs for the pool renovation. The city inspector stopped all work, and no one is allowed in the pool area until the permit has been approved. Cody Pool is in the process of submitting a permit. At this point, we do not have a time estimate when that permit will be approved.

d. Dock Inspections

Docks on the north side have been completed. We are waiting on final inspections from City of Tarpon Springs, Pinellas County, Army Corps of Engineers, and Marine Engineers from Ruben Clarson Engineering. The floating dock and kayak launch has been installed. We are waiting on final inspection approval. The dock cannot be used until approval. The ladder and installation for the kayak launch dock cost \$350.00 and was approved by the board for the purchase.

We needed 49 more Trex dock boards. Lowes gave us the best cost for the Trex boards and free delivery within 4 days. Tampa Dock company installed them as contracted. Karen needed to pay with her personal credit card to immediately get that cost and shipping. She requested \$3,337.13 to reimburse her from the Moorings trust account. Joann made a motion to ratify and reimburse Karen for \$3,337.13, seconded by Pam. Motion approved 3-0, Karen abstaining.

e. Landscaping and next stage of improvement

There have been questions about beautifying areas in front and back of condos. Those areas are common space and not owned by the owners. It is maintained by the association. Owners should not plant bushes or trees in those areas. They will be removed by the landscapers once professional landscaping is started. Landscaping improvement will be the final phase of improvements. All requests to plant bushes and trees require an architectural approval from the board.

f. Dumpster Fence Repair

Chris received a proposal from Dumpster Fencing company for \$1,000 to repair the right gate door that was damaged by a homeowner. It will be 3-4 weeks before they can start on repair. Chris asked for approval to repair the right side of the fence door. Karen made a motion to approve \$1,000 to repair the right door side of fence, seconded by Pam. Motion approved 4-0.

g. Gutter Final

Chris reported that Absolute Gutters missed gutter extensions on back of bldg. 2, and completely on bldg. 1. They will be installing them in the next couple of days.

8. New Business

a. Reserve Study

Chris requested approval from the board for a \$3,900 contract with Felten Property Assessment Team (FPAT) company to complete an association reserve study. Motion made by Pam, seconded by Karen to approve \$3,900. Motion approved 4-0.

b. Rental Cap Policy

Pam gave a summary of the approved amendment and policy resolution for administering the 15% rental leasing cap. These documents were mailed to unit owners August 23, 2021. The documents are on the Moorings website

c. Rodent Building 9 emergency

Joann and the Pestguard termite inspector found rodents in a unit where the air conditioner was turned off. Owners were notified to address these issues. Owners are reminded that their air conditioners in units must be at least 78 degrees at all times, including when owners are not occupying their unit. We are getting quotes from rodent companies to eliminate the rodents.

d. Subterranean Termite Contract

Joann gave a summary of wood termites contract that is included in our HOA fees. PestGuard inspected all buildings for subterranean termites. They quoted \$10,800 to immediately treat eight untreated buildings, and \$2,100 for 3 boosters for a total of \$12,900. After the initial cost, the yearly contract price will be \$1,500 to provide subterranean treatment and boosters to all buildings. Karen made a motion to approve the \$12,900 proposal for the subterranean termite contract with PestGuard, seconded by Pam. Motion approved 4-0.

9. President's Report

President, Karen Cleary gave a summary of her president's report that included items in today's board meeting. This report can be viewed on the Moorings website.

10. Adjournment 8:05 PM

Submitted by: Pamela Stevens

Date: September 24, 2021

11. Member's Questions

A few members posed questions to the board regarding the ongoing projects for the community