

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM
ASSOCIATION, INC. BOARD OF DIRECTORS MEETING
Board Zoom Meeting
Meeting Minutes
February 24, 2021, Time 6:00pm**

1. Call to Order

The February 24, 2021 meeting was called to order at 6:03 pm.

2. Proof of notice of meeting

The agenda for the Feb. 24, 2021 was posted on Feb. 22, 2021 at 6:00 pm

3. Roll Call of Directors

Quorum was established at 5/5 members present
Karen Cleary & Vicki Zajack attending at Ameritech Offices
Marti Shannon, Donna Houtz, Toni Perkins attended via Zoom

4. Approve previous minutes

Motion made by Karen to waive the reading of the Nov. 2020 meeting minutes,
seconded by Toni. Motion approved 5-0

5. Property Manager's report

Chris explained that we have not been actively pursuing violation due to project.
Owners are notified that we have opened area for racks in fenced area for bikes
Chris also noted to the community that pavers were removed for free, saving the
community almost \$9K

Owner delinquencies total 4,377 owed to association
One delinquency over 90 days has been turned over to our attorney

6. Treasurer's Report

General Operating Fund \$82,876
BBT (Insurance Acct) \$10,972
Money Market Reserves 135,584.90
Eagle Life (Annuity) \$100K for years at 2.1%

7. Old Business

A. Update on Sinkhole Repairs

Buildings 12, 11, 10 completed and signed off, 9, and 7 have been completed, not signed off. These buildings have also received chemical grouting. Buildings 6, 5, 4, will receive chemical grouting starting on March 11.

All core drilling has been completed. Owners are instructed to record all damage to units, and keep pictures for documentation.

Seawall update, excess cement from previous repair has delayed work. Breaking up the excess cement is a challenge due to limitations in getting heavy equipment onto property. Solutions are being explored.

B. Parking

Community members are encouraged to view the Moorings webpage on the Ameritech website for updates on project as well as parking restrictions. The bulletin Boards will also be updated with pertinent information and please attention to signs. Owners were informed that March 11 begins chemical grouting at 6, 5, 4, and is a one day process.

C. Waste Management Claim

Chris Stancil has still been unable to speak with Jeffrey Howell at Gallagher-Basset, the insurance company for Waste Management, regarding the claim for damage to our dumpster enclosure (B10). Chris will continue to try to contact them. Last 40 days, calls ignored, WM had informed us they were closing the case due to Moorings' lack of response and they claimed no fault. More aggressive contact with Mr. Howell is being pursued. The repair to our enclosure door is estimated to be \$1200.

D. Community Sign at Entrance

The Board has received several samples of signs from John Weber that would be suitable for the Moorings entrance. They will move forward with choosing the shape, coloring, and lettering. It is estimated the sign will cost the community approximately \$2700.00. We discussed replacing post and supporting structure replace and discussed materials we can use..

E. Declaration Change Registered

The declaration amendments passed by the community were registered with Pinellas County and the state of Florida. Copies were also distributed to all home owners via mail. Changes were official at last meeting. Thanks to the community for responding, whichever way they voted..

8. New Business

A. Maintenance Man

The Board discussed the hiring of Emmett McKinney to serve as part-time maintenance man/custodian for the Moorings. He will work approximately 20 hours per week. Please put requests for work on community property in slot.

Thanks to John Cleary for his work, which saved us approximately \$56,000?

Motion made to hire Emmett Mc Kinney by Vicki Zajack, seconded by Donna Houtz. Motion approved 5-0

B. Buildings 3 & 6 water shutoff repair/replacement

New water shutoffs for Buildings 3 & 6 were installed by Friends Plumbing for a cost of \$2,235.84.

Motion made to approve \$2,235.84 water shutoff expenditure by Vicki Zajack, seconded by Donna Houtz. Motion approved 5-0

C. Pool Repairs

The Board indicated that the final cost of the repairs to the pool would be \$77,680. (Down from 81K) Challenger/Cody pools has been contracted to make the repairs and installations. It will take approximately 4 weeks to complete work, once all materials have been ordered and received. The Moorings saved a cost of \$8,000 by allowing a private contractor to remove them for his personal use at no cost to the Moorings. (50k credit from Helicon for damage) (80K from pool reserves). Discussed pavers, tiles, and designs. Included in the charge is the commercial pool heater. Installing electric to operate heater will be an additional cost.

Motion made by Vicki Zajack to approve pool repairs/updates for \$77,680, seconded by Karen Cleary. Motion approved 5-0.

D. Gutters

Work on gutters will begin April 19th on all 12 buildings front and back. Description provided of gutters, commercial 6 inch gutters. 3x4" downspouts. Absolut gutters has been chosen as contractor at a cost of 31,648.

Motion made by Karen Cleary to approve Absolut Gutters contract for 31,648, seconded by Vicki Zajack. Motion approved 5-0

E. Directors and Officers Insurance

Due to lawsuits, the cost of the liability insurance premium went from \$1472 to \$3250. Deductible was raised from \$2500, to \$15,000. It was noted that the expenses of the two lawsuits were \$39,083

F. Violations;

Unit 322 is the only violation per Chris and is ongoing. Liens have been filed to proceed with foreclosure and continue with violation letters. Association must pay attorney up front and association is reimbursed. It is noted that these are often issues faced with renters, which hopefully declaration changes will lessen.

G. Architectural Approval

Unit 344, New AC installed February 11, 2021.

Motion made by Donna Houtz to ratify 344 AC Install, seconded by Marti Shannon. Motion to ratify approved 5-0

9. Presidents Report (Posted on Website)

Discussed trash/recycling issues.

Check boards for updates

Discussed parking stickers, guest passes on vehicles

Informed owners sales increase as well as value of property

10. Community Questions

Private use of pool furniture, (not allowable permitted to remove) per rules.

Questions about blocked parking,

Architectural issues on agenda

Asked members what occurred with seawall repairs behind 10 previously, any info on costs, permits, reports?

Discussed change order for removing concrete.

Completion of project may be mid April

11. Adjournment 7:20 PM