

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

**DATE:** Wednesday, July 28, 2021

**TIME:** 7:00 PM

**PLACE:** Pool/Clubhouse and Zoom.

**1. Call Meeting to order/Roll Call**

Meeting was called to order at 7:05 PM  
Members Present:  
Karen Cleary, President.  
Vicki Zajack, Vice President via Zoom  
Wayne Wills, Treasure

**2. Proof of Meeting Notice**

The meeting agenda for 7/28/21 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 all 3 Board members present.

**4. Previous Minutes**

**a. Waive Reading of Minutes: Feb. 24, April 21, 2021, April 28, and June 2 (2021)**

A motion was made by Vicki and seconded by Karen to waive reading of the Feb. 24, April 21, 2021, April 28, June 2(2021). Motion approved 3-0

**b. Approval of Minutes: Feb. 24, April 21, 2021, April 28, June2 (2021)**

A motion was made by Vicki and seconded by Karen to approve the Feb. 24, April 21, April 28, June 2 (2021). Motion approved 3-0

**5. Property Managers Report**

Chris Stancil reported \$548 total delinquency as of July 1, 2021  
One violation for the month of July  
New legislative condo laws change notice of collections from 90 days to 30 days

**6. Treasurer's Report**

Wayne Will gave treasurer's report. Wayne is concerned that the Suntrust trust reimbursement for sinkhole and available balance in the Suntrust Account is not available for owner's review. He recommended increasing monthly fees to generate more money for the reserve account. Financial reports are on mooringscondo.org website under Financials. Contact Chris Stancil if you need username and password.

**7. Architectural Requests**

Kelly and Donna Creegan's unit 375 new windows are approved.

## **8. Old Business**

### **a. Termite Inspection**

PestGuard conducted termite inspections on June 10<sup>th</sup> and 11<sup>th</sup>. Many units were not inspected due to owners not providing key or access to unit. Another inspection is scheduled for 8/19 to complete all uninspected units. If needed, the Board will access units with emergency keys. Buildings' exterior subterranean areas were inspected in June. Unit 420 had active swarming termites and was treated

### **b. Pool Update**

Pool work is completed and filled. Plans are to open soon. Waiting on City and County inspections. Started shopping for pool furniture. Karen showed pictures of furniture and suggests white trex furniture. Estimate for 36 pieces of furniture includes table, chairs, chaise lounges, side tables and umbrellas are between \$10,000 and \$12,000.

### **c. Seawall/Final-Inspection/Payments**

Contract attorney will release \$23,313.20 payment to Tampa Dock for seawall when panel warranty, lien releases and copies of all inspections are completed.

New Drainage need to be installed into new seawalls. Karen motioned and Vicki second it to ratified payment to Mugrow for \$13,500 for installation.

### **d. Contract Attorney Payments**

To date \$23,000 has been paid to contract attorney Allen Tannembbaum for contracts, lien releases, affidavits, etc.

### **e. Gutter Extensions**

Bldg.1 gutters do not drain properly without extensions in back. Motion made by Karen and second by Vicki to ratify payment of \$1,800 B7-2 3ft extensions. Motion approved 3-0.

## **9. New Business**

### **a. New Board Members Recommendations**

Motion made by Karen and second by Vicki to appoint two new board members, Jonann Hernandez, Director and Pamela Stevens, Secretary. Motion approved 3-0.

### **b. Board Member Resignation**

Motion made by Karen and second by Vicki to Wayne Will's resignation as Treasurer. Motion approved 5-0.

### **c. Drainage Install**

Install new drains from new gutters and out to the new seawall capped at \$13,500. Karen made motion and second by Joann to ratify approval. Approved 5-0. Buildings 2-7 drainage estimates and plans to follow.

### **d. Dock Update/Floating Dock Launch**

Karen gave estimates on kayak launch to accompany the floating dock. TampaDock's estimate for easy launch is \$6K and doesn't include installment. Ez-Dock estimate for product purchase and install is \$3,500. Karen made motion and second by Joann to purchase from Ez-Dock . Motion approved 4-1.

**e. Dumpster Repairs**

Received estimates for \$1,000 to repair right gate and \$1,800 to upgrade both gates. Vote will be made at next Board meeting.

**f. 312/316 Plumbing Repairs**

Board stepped in to mediate between homeowners to economically repair their plumbing. Board tabled this action for now.

**g. Balconies/Cosmetics**

Residents in B10 were reminded to remain off balconies and porches until final repairs have been completed. In addition to potential damage from the sinkhole and subsequent remediation, this building has appeared to suffer damage from water and termites. Certified letters have been sent to owners and tenants to stay off Building 10 balconies. The Board is currently interviewing contractors to evaluate and repair balconies or other areas that have experienced damage. We have received one estimate from J. Bolt. Bldg. 10 will be the first building to be repair. We're waiting on two quotes to include engineers and bring balcony code up-to-date.

**h. Landscaping**

Landscaping for buildings 9 – 12 is tabled for now. Mugrow will remove 2 rotted palm trees at root and grind stumps; remove dead plants and grind roots behind Bldgs. 2 & 3; will prep areas for new drainage pipes to the seawall at a cost of \$3,500. Karen made motion and Pam second motion to pay Mugrow \$3,500 for all completed work.

No planting of trees or gardening outside of unit that is not approved by the Board.

**10. President's Report**

President, Karen Cleary presented the portions of her report that had not been covered in this meeting. She noted the report would be available on the Moorings Website for viewing. She thanked owners for their continued patience and support.

**11. Members' Questions**

A few members posed questions for the Board regarding the ongoing projects in the community.

**12. Adjournment:** 8:01 PM

Submitted by: Pamela Stevens

Date: August 22, 2021