

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

DATE: Wednesday, June 2, 2021

TIME: 7:00 PM

PLACE: Pool/Clubhouse and Zoom.

1. Call Meeting to order/Roll Call

Meeting was called to order at 7:04PM

Members Present:

Karen Cleary, Pres.

Vicki Zajack, V.P.

Wayne Willis, Treas.

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 all 3 Board members present.

4. Previous Minutes

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

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

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

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

5. Property Managers Report.

Chris Stancil reported that 7 units are on the delinquency list, none more than 30 days. The total amount for past due accounts is \$2093.00.

Unit 322 had plumbing repairs totally \$376.66 previous to closing. A 322 application for ownership was approved.

Chris reported that he has received 92 emails from owners regarding the damages to their units from the sink hole and/or the sinkhole mitigation.

Sainsbury is continuing with irrigation work/repairs.

6. Treasurer's Report (Please see attached report for further details)

Wayne Willis gave the treasurer's report indicating that the insurance settlement was for \$4,800,000, with \$8K in accrued interest. To date the Moorings has spent \$2,500,000 for remediation and repairs. Remaining in the Sun Trust account is \$1.5 to \$1.7 million. Expenditures include: Helicon, \$178K; Tampa Dock and Seawall, \$23K for seawall and \$77K for dock.

Wayne informed the members that property insurance was renewed at \$158K; Flood insurance will be due in November at a cost of \$122K.

A motion was made by Wayne and seconded by Karen, to repay \$20K from the Sun Trust account to the Dock Reserves for the Trex, used for the Northside dock surface. Motion Approved 3-0.

(Correction: TREX Invoice was \$18K.)

A motion was made by Wayne, seconded by Vicki, to pay \$158,000 to StarSelect Specialty Insurance Company for the upcoming year to be paid from the SunTrust account. Motion Approved 3-0

7. Architectural Requests

No architectural requests were submitted.

8. Old Business

a. Gutter Updates

Installation of Gutters began April 19, 2021 at building 12 and was completed at the time of this meeting through building 5. Gutter replacement on buildings 4, 3, 2, and 1 is continuing. PVC commercial grade materials are being used to connect downspouts drains out to the new seawall.

b. Pool Update

On 5/26/21, a concrete pad was poured to accommodate the pool heater. One off the paver styles chosen (8 inch sq) for the deck was not available so a new configuration of the pavers was selected. The pavers were brought in and will be stored in front of building 7 and work continues. The electric wiring for the pool heater and lights was also installed.

c. Fire Inspection

The fire inspector came to the clubhouse on April 21, 2021. Only violations issued were for the exit sign, which had to be updated and our electric panel in the closet, must not be blocked or locked behind the closet door. A \$50 fine was levied for these violations These issues were corrected and we are awaiting final inspection.

9. New Business

a. Update Sinkhole/Seawall.

The final pouring of the seawall occurred in the previous week and a partial final inspection was passed by Tarpon Springs on May 28, 2021. A change order was also included to remove four damaged patios behind buildings 9 and 10, which was completed by Tampa dock for \$2000. Another change order was \$48K for additional wood materials and eco-piles for the dock area. Final inspection will occur after irrigation, hose bibs, and all gutter pipes have been installed or repaired and fill dirt and sod are in place. Helicon has been notified to repair A/C bases behind buildings 9- 12 and throughout the community as needed.

A motion was made by Karen and seconded by Vicki to ratify change order for \$48k + \$2K for a total of \$50K payment to Tampa Dock. Motion Approved 3-0

b. New Dock

The 16 inch ECO-PILES have been installed at the edge of seawall, with the 22 inch piles delivered and awaiting installation. The pre-purchased TREX for the deck was delivered last month. The new dock is expected to be completed in three weeks.

c. Building 9 Emergency Repairs

An emergency repair was done on a portion of building 9 near the stairwell. A resident reported a section of the banister sinking. Tony Hayes was hired to complete the repairs at a cost of \$2100.

A motion was made by Karen to ratify the emergency expense of \$2100 seconded by Vicki Motion approved 3-0.

d. Termite Inspection

PestGuard will be on the property June 10th and 11th to conduct termite inspections of all units and the clubhouse/office area. Residents were instructed to arrange for access to their units if they will not be available. Residents were informed that the Board will not be using emergency keys to gain access to units.

e. Insurance Renewal

See Treasurer's report for details and vote.

f. 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. The Board is currently interviewing contractors to evaluate and repair balconies or other areas that have experienced damage. Possible contractors are J. Bolt, Tony Hayes, and a Basic Engineering referral.

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: Vicki Zajack, V.P.

Date: July 8, 2021