

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

DATE: Wednesday, September 29, 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

Joann Hernandez, Director

Pam Stevens, Secretary

2. Proof of Meeting Notice

The meeting agenda for September 29, 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: August 25, 2021

A motion was made by Pam, seconded by Joann to approve August 25, 2021 minutes. Minutes approved 4-0

5. Property Manager's Report

a. Delinquencies

Chris Stancil reported that 7 owners are on the monthly dues delinquency list, none more than 30 days. The total past due is \$2,671.40.

b. Treasurer's Report and Trust Balance

Chris gave a brief overall summary of the balance sheet. As of August 25, 2021, the general operating account is \$132,440.00. The BB&T insured account is \$10,972.00. The BB&T money market reserve account is \$298,095.00. All monies including annuities is \$404,379.00. The trust account balance is \$1,833,659.00. Total assets are \$2,679,544.00. The financials are on the Moorings website (mooringscondos.org) and is password protected. Email Chris if anyone needs password.

6. Architectural Requests

Gus and Maglia Karageogis in unit 388 submitted an emergency request for a new air conditioner. Karen made motion to approve, seconded by Pam. Motion approved 4-0.

7. Old Business

a. Termite Update

Joann gave a termite update. The board signed a subterranean termite agreement with PestGuard. Pestguard treated all buildings for subterranean termites. They will treat again next year. The drywood termite inspection was completed for all buildings.

b. Building 9 Rodents

Unit 387 in Building 9 has not been occupied for a while. Rodent droppings were found in the unit. PestGuard inspected the unit, and they did not find any rodents. The building was sealed and treated. Chris stated that the owners were notified about the poor condition of the unit. They were required to clean the unit and leave all utilities on. They will reimburse the association for the amount due on rodent treatment.

c. Pool Updates

Karen gave a pool update. She is aware of everyone's frustration that the pool is still not open. She gave a detailed update of what is still needed to get the pool in working order. City of Tarpon Springs shut down the work on the pool due to Challenger/Cody Pools' negligence in applying for the necessary permits. They received the required permit on 9/28/21. The city needs to come back and inspect the work that has been completed. Cody Pools has done inferior work to the interior of the pool, and those issues still need to be addressed. We are returning the heater that Cody sold to us as a new heater, when in fact, it was a heater from another community.

Karen discussed that she has received multiple complaints regarding the prolonged closure of the pool and passing the blame on to the board. The board approved a company that we thought was a professional and competent company that we did not have to manage. We are working diligently to resolve the issues with Cody Pools and get the quality work we expect for the community.

d. Dock Updates/Inspections/Permits

The new dock is completed. The floating dock and kayak is installed, but the inspections have not been completed. The city of Tarpon Springs has completed their inspection. We still do not have the county and the Army Corps of Engineers inspections completed. Karen asked everyone to refrain from walking or using the dock or launch until all the permits have been approved. Caution tape and notices are posted around the property, and should not be removed. Some owners are removing them, and this is a liability the association should not have to risk. The ziplock bags on the dock contain permit approvals, and should not be touched.

Please stay off the North Dock and launch until we post approvals. Emergency ladders will be installed soon. Most people have been able to launch at the South side behind Bldgs. 2 and 3 temporarily. Kayaks should be on the racks and secured with names and unit number on a waterproof tag for identification.

As soon as we get all inspection approvals, we will notify the boat owners and schedule your move. If you are getting or have a boat and would like a slip, please send email to the moorings office and request to be placed on the waiting list.

e. Entry Sign Update

Joann gave the Moorings entry sign update. The sign is being made by John Weber Signs. He is contacting a metal fabricator to make the signs posts. We need an engineer to sign off on the drawings. We also need a contractor to take out the old post and install the new posts and sign. We are contacting several people for prices to complete the project, hopefully by next month.

f. Interior Damage Updates

Pam gave a report on the status of the interior damage updates. The emails that owners sent to Chris regarding the damage to the interior, porches and patios were forwarded to the board. We compiled all the information to help give contractors an overall idea of what damages need repair due to the sinkhole project.

8. New Business

a. Subterranean Termites

Joann gave a summary of the termite report that was discussed under old business. Karen mentioned that a lot of the termite damage was stirred up due to the sinkhole project.

b. Rental Cap Policy

At last month's meeting, we discussed the new rental policy for a one-year lease. We've received questions about how 6-month leases will be handled. Our association attorney is clarifying the short-term lease policy, and it will be added to the policy resolution that was mailed this month.

c. Declaration Change – Homeowners Policy

Vicki discussed that a Declaration change amendment that will be sent in the mail after the holidays for a vote. Currently, there is no requirement for a homeowner insurance without a mortgage to carry a policy. If there is an incident in the unit, the association has to pay the entire cost of repair if the homeowner refuses to make the repairs. We need this amendment so that the association will not be liable for damages that are the homeowner's responsibility. An HO 6 policy covers the basics of your contents.

d. Balcony Proposals

We have been trying to get three proposals according to Condo law. Last month we received one proposal that was around \$885,000. Karen talked to 4 more contactors, and they were too busy to commit. We received a proposal today and had a brief discussion with the contractor. After reviewing the proposal more in detail, we should be able to vote on it next month. Our association attorney told us we can vote with two proposals since the balcony damage is considered emergency repair.

e. A/C Clubhouse Repair (Ratify)

We had to repair the clubhouse a/c due to a crack block. The unit is under warranty, but the labor is not. The cost for labor is \$1,600. Karen made motion to ratify the cost of \$1,600 for labor to install new unit, seconded by Pam. Approved 4-0.

f. President's Report

Karen gave a summary of her president's report that included items in today's board meeting. This report also includes information about new hose spigots that will be installed, disposal of garbage in dumpsters, and the clubhouse closure until the pool is open. The report can be viewed on the Moorings website.

9. Adjournment 8:05 PM

Submitted by: Pamela Stevens

Date: October 25, 2021

10. Member's Questions

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