

**The Moorings of Pinellas County Condominium Association, Inc.  
Board of Directors Meeting Minutes**

Date: Wednesday, October 12, 2022

Time 7:00pm

Place: Clubhouse/Zoom

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

Meeting was called to order by Chris Stancil, at 7:00pm

Members Present

Pam Stevens, President

Joann Hernandez, Vice President

**2. Proof of Meeting Notice**

The meeting agenda for 1-26-22 was posted 48 hours prior to the meeting on the bulletin boards, the Moorings webpage and an email blast.

**3. Establish Quorum**

A quorum was established with four of the current four board members present.

**4. Approval of Minutes**

Minutes from the 5/25/22 meeting were recommended for approval by P. Stevens and seconded by J. Hernandez

**5. Property Manager's Report**

- a. Chris Stancil reported that there are currently 2 units delinquent in their monthly HOA fees contributing to the \$3067.00 in arrears.

**6. Treasurer's Report**

Chris reported that Wayne's budget presentation last month was very thorough and is available on the Moorings website under financials. He reported that there is a total of \$1.5 million in the budget which includes the Operating account, the Reserve account (\$4336, 094), the Annuity (\$102,100), the Trust account ((\$1,239,201). However, ongoing sinkhole repair costs and increases in insurance costs will account for large expenses.

**7. Architectural Review Requests**

The following requests were approved:

- a. David Arman (364)-Hurricane proof windows and sliding glass door
- b. Kelly & Donna Creegan (375)- Patio ceiling fan; exterior water hose holder to west side of patio (for boat cleaning)
- c. Beverly Archambeault (384) Request to mulch near common side of building 6 and plant a few drought resistant plants. (Approved using coco brown mulch)

- d. Patricia O'Leary (387) Install AC system
- e. Jenny Peters (328)- remove patio screen
- f. Marianna Chmiel (350) - Request for Electrical Vehicle charger NOT approved.  
However, the community will investigate this issue since it involves assigned parking and an electrical conduit study and Duke Energy.

**OLD BUSINESS:**

1. **Balcony Repairs-** Pam reported that Tailored Reconstruction is running behind on their schedule. Some of the delays are due to weather, engineering change orders or lack of workers. The completion project date is December 2022. Pam is meeting with the project manager weekly and met with the company president last week telling him we are not happy with the slow progression. As a result, he will assign the project manager to be on the property longer each day. The supervisor is on the property daily. Also, he will make sure more workers will be on the property. The trouble has been getting more labor.
2. **Moorings Sign-** Joann reported that after 14 months, the sign project is complete for a total cost of \$3639.60.
3. **Interior Repairs-** The goal is to be completed with these projects by December 2022
  - a. **Drywall-** Joann reported that the interior drywall project is close to being finished with the last four units being scheduled for the repairs within the next few weeks. So far, the repairs have totaled \$16, 508. Paint reimbursement is being scheduled for November-December. Reimbursements have been delayed due to the logistics between the HOA lawyer and the Trust fund. An email will follow
  - b. **Interior Floors-** Several units who reported interior floor damage have been repaired with 4 more units still needing repairs. Numerous emails have been sent reminding those unit owners to purchase their flooring so that repairs can be completed by Dec. So far, the project has cost \$5079 with an estimated final cost of \$27,00.00.
4. **Porch/Patio Repairs-** Joann reported that this project will begin next week (10/19/22) with 5 units being scheduled after having turned in their receipts for their tile. An email was sent to all first-floor owners on 9/12 requesting detailed information as to what needs repairing on the porch/patio. Owners will be reimbursed for up to \$2.00 a square foot including grout for 60 square feet. Scheduling of the unit repairs will start when the receipt is turned into the office.
5. **Landscaping-** Pam reported that the board received 3 landscaping proposals to repair the grounds that were destroyed due to the sink hole remediation: mulch, plants and lawn areas. After several meetings, the board decided on Millennium Landscaping as our general landscaper for the work to be paid out of the Trust fund. We had been paying Mugro Lawn and Sainsbury Irrigation a total of \$2,475 monthly plus \$10,000 to

trim the palm trees as well as paying \$175 for hauling debris when necessary. Millennium will be paid \$2,650 a month for landscaping and irrigation which also includes trimming palm trees. They do not charge a hauling fee. Mulching will start on the south side buildings and the front of the northside buildings and cost \$10,000 which will be paid out of the trust fund. The estimate to restore the northside back area is \$30,000 and includes filling in dirt, applying topsoil and replacing plants. An estimate will be needed to remove trees. Pam thanked Melissa for her work on researching landscaping companies.

6. **Operating and Trust Financial Audit-** In June 2022 the board said that a full audit of the operating account and trust fund would begin. After further discussion with the Finance Committee chairperson, he recommended that we do not need an audit since it was waived at the annual meeting. The year-end and monthly financials are on the HOA website: [mooringscondos.org](http://mooringscondos.org). Email Chris Stancil or the board for the username and password. The board also made the decision not to do a trust audit at this time due to the costs. The Finance Committee chairperson, Wayne Will, helped to get the trust funds monthly expenditures documented correctly in the monthly financials report Ameritech provides each month. Wayne checks our statements and invoices monthly and gives the board a total project to-date report.
7. **General Insurance-** The HOA paid \$364,000 this year from the Trust fund. For general insurance. The \$4million coverage had to be split between 2 insurance companies since neither would do full coverage. The high cost is due to the sinkhole, age of roof and insurance companies increases. The costs could go up 20% next year. One solution would be to replace the roofs which may save us 20%. We will be eligible for Citizens Property Insurance next year. Premiums will be paid from the Trust next year.
8. **Forensic Audit-** According to the 1/15/20 meeting minutes, the previous board approved conducting a forensic audit on previous board of directors from 2010-2017 for possible misappropriation of funds. The HOA could not afford a full-time CPA forensic auditor who estimated the costs could be more than \$5,000. A part time auditor was hired at \$12 an hour to work part time on the audit. Although 12 boxes of documents were given to the auditor, she stated that she did not have enough information. Other excuses for the delay were due to the auditor's health issues and the priority of time needed during tax season. On June 30, 2022, the auditor stated that she could not continue and suggested a full time CPA forensic audit. Due to costs to continue the audit being up to \$10,000 the board voted to discontinue the audit. Also, the statute of limitation had passed. The Board's decision to not continue the audit does not imply or deny that there was any malpractice by previous board members. The Board believes that it is not fiscally responsible to continue the audit. The auditor was paid \$2,624 for the audit.

## **NEW BUSINESS**

1. **Roofs**-The HOA has spent approximately \$30,000 so far fixing damages due to leaking roof. The Board has interviewed three roofing companies that submitted bids: Watertight Roofing (\$314,331); Aryes Roofing (350,000) and Tailored Roofing (\$314,331.50). The Board selected Watertight Roofing because they do not use subcontractors and will be paid by the building as they complete each building. They will begin the work at the end of November. However, at this time there is not enough funds in the reserve roofing account to pay for the entire project. Consequently \$130,000 needs to be transferred from other accounts. A special proxy vote will be held by Nov 16 asking to transfer funds. The other option for fully funding the roof project is a special assessment of up to \$1500.00 per unit owner. The new roofs will help reduce the costs of insurance.
2. **Southside Seawall**- The dock and the seawall on the southside of the property is corroding. An engineering report recommending limiting access to the dock, especially around building 7. The approximate costs to replace the dock is \$302,000. The costs to repair the seawall is approximately \$50,000. The total costs is approximately \$350,000. We are waiting on the official engineer report.
3. **Financials**- The Finance Committee Chairperson, Wayne Will, provided a PowerPoint presentation which can be viewed on the Moorings website. Based on the necessary repairs and increases in insurance monthly HOA dues will be increasing in 2023. Pam thanked Wayne for providing such a comprehensive analysis and presenting it in layman's terms. The goals for the new board will be what projects will be addressed/prioritized based on the HOA's current financial status.

## **ADJOURNMENT 7:35**

Submitted by Joann Hernandez  
Date November 27, 2022