

The Moorings of Pinellas County Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, April 27, 2022

Time: 7:00 p.m.

Place: Clubhouse/Zoom

1. Call Meeting to Order/Roll Call

Meeting was called to order by Pam Stevens at 7:00

Members Present:

Pam Stevens, President

Vicki Zajack, Vice President

Joann Hernandez, Director

Melissa Woodruff, Secretary

Proof of Meeting Notice

The agenda for this meeting was posted 48 hours prior to the meeting on the bulletin boards, The Moorings webpage and by an email blast.

2. Establish Quorum

A quorum was established with four of four of current Board Members present.

3. Approval of Minutes

Pam made a motion to waive the reading of the minutes from the March 30, 2022 meeting. Vicki seconded the motion. The Board approved the motion.

4. Property Manager's Report

- a. Chris Stancil reported there are 11 owners who have aging accounts. 1 owner is 60 days in arrears and will be getting a collection letter. Other owners are not paying the full amount. Reminder to update your bank account to pay the proper amount as of Jan. 1, 2022
- b. Chris gave the Treasurer's Report. As of 4/27, there is \$91,769.00 in the Operating Account; \$321,386 in the Reserve Account; \$102,000 in the Annuity Fund; \$1,7748,120 in the Trust Account. The total of all funds is \$2,277,090.88.

5. ARC Request

2 ARCs were passed—Wayne Will and Mary Novak to mulch and plant in back of their units

Old Business:

1. Balcony Report

Tailored Reconstruction Company contract is signed by both Tailored and the Association. Tailored submitted permit applications to the Tarpon Springs Building Dept. on 4/5/22. Tailored sent an update email on 4/20/22 that they are still waiting on permit approval.

2. Moorings Sign

The board received the engineer's report for the sign posts. The posts are being fabricated by Mary Lane Wrought Iron & Aluminum for \$442.29. Joann made a motion to ratify the payment of \$442.29 from the operating account to Mary Lane Wrought Iron & Aluminum. Vicki seconded the motion. The motion was approved the board. The RIS Construction has submitted a proposal for permit acquisition and installation.

3. Interior Wall and Floor Repairs

- a. We have contracted with American Quality Drywall for \$14,718.00 to repair unit owner's drywall damage due to the sinkhole remediation. The work will begin May 9, 2022. Owners are required to purchase their own paint, to be reimbursed @ \$35.00 per gallon. Joann made a motion to ratify the payment of \$14,718.00 from the trust account to American Quality Drywall. Melissa seconded the motion. The board approved the motion.
- b. Zako Tile will start repairing the interior floors in August, 2022. Owners are required to purchase their tile and grout. The allowance for tile and grout is \$3.00 per square foot.

4. Porches/Patio Repairs

Zako Tile will remove old porch tiles and prep for new tile. Owners will need to pick up 60 square feet of tile and grout. The association will reimburse @ \$2.00 per square foot including the grout. The porches will start after the completion of the interiors.

5. Parking Lot/Safety Lighting

The lighting has been ordered and delivered by The Lighting Factory. Emmett will install the poles and lights.

6. Pool

Anclote Pools has been contracted to fully repair the pool, install heat pumps, and replace the decorative tiles. The cost for the pool remodel is \$39,861.00. Pam made a motion to ratify \$39,861 from the trust account to pay for the pool renovation. Vicki seconded the motion. The board approved the motion. The work will begin the second week of May.

The association is purchasing a new energy efficient heater with 2 pumps. The cost of the heater is \$12,128.00. Pam made a motion to ratify \$12,128.00 paid from the operating account. Joann seconded the motion. The board approved the motion.

Emmett will repair the slats on our existing pool chairs and lounges. The board is considering buying two more pool tables.

7. Landscaping

The board is actively getting estimates from landscapers for mulch and plants. Our goal is to re-landscape the grounds for all buildings.

The board will meet with Sainsbury on May 8th to determine what we need to do to make the sprinklers work correctly. Many of the sprinklers were damaged by Helicon and the sidewalk repairs.

All individual plantings and mulch must be approved by submitting an Approval Request Form.

8. Homeowner Insurance Declaration

The proposed changes to the declaration amendment were mailed that requires Homeowner's Insurance was mailed on March 8, 2022. This declaration will require all unit owners to obtain Homeowners Insurance on their units. This is to insure that owners are protected for damages that occur to the interior of their unit, and that neighboring units are protected from any damages caused by your unit.

The proxy can be mailed to Ameri-Tech in the postage paid envelope. Proxies can also be emailed to Ameri-Tech, dropped off to Ameri-Tech or the Association Office. If you need a copy of the Proxy form, send an email to

themooringscondo@gmail.com . The Board urges everyone to complete and return the proxies. As of today, we've received 43 proxies in favor of the declaration change.

Our buildings are almost 50 years old. If something happens to your unit that affects another owner's unit, you may be responsible for paying to repair it. You can be sued to comply. If the Association has to make repairs to your unit to protect neighboring units and the association Property, the unit owner is responsible to pay for the repair or a lien will be placed on your unit.

Adjournment: 8:30pm

Submitted by: Pamela Stevens

Date: May 24, 2022