

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

Date: Wednesday, February 23, 2022

Time: 7:00

Place: Clubhouse/Zoom

1. Call Meeting to order/Roll Call

Meeting was called to order by Pam Stevens at 7:01

Members Present

Pam Stevens, President

Vicki Zajack, Director

Melissa Woodruff, Treasurer

Joann Hernandez, Secretary via Zoom

2. 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 an email blast.

3. Establish Quorum

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

4. Approval of Minutes

Waiving of the reading of the minutes from the 1-26-22 was recommended by Pam.

Vicki Zajack made the motion to accept the minutes and it was seconded by Melissa.

5. Property Manager's Report

a. Chris Stancil reported there are 14 owners who have aging accounts totaling \$7,614 and five owners who are 60 days behind in payment of their HOA fees. Reminders have been sent to owners.

b. Tarpon Springs police were notified of a car break-in on the property. He reported that several other communities have reported several similar incidences which the police believe are due to a group of adolescents. The surveillance camera has been reviewed but the images were not clear due to limited lighting at night. Chris notified the community of the Tarpon Springs police dispatch number to call to report any further incidences, 1-727-937-6151.

c. Chris informed the community that he does property inspections for violations the first Tuesday of each month. He reminded the community of not using their balconies for storage including bicycles and that all holiday decorations need to come down.

d. Chris also reported that several residents are not picking up their dog waste and if residents observe this violation they are to contact Chris directly.

- e. Chris reminded residents that that they need to provide the office with updated pet registrations.

6. Treasurer's Report

Melissa reported that there is currently \$72,000 in operating funds, \$423,000.00 in the reserve fund and \$1.8 million left in the trust settlement account.

7. ARC Requests

Vicki reminded the residents that an Architectural request form needs to be submitted for approval when any improvements both inside and out are being considered. The required information includes the detailed work to be completed, the name, license number and insurance information for the contractor as well as the permits needed to complete the work. This information/documents need to be submitted to the office for approval prior to the work being initiated. The forms will be revised soon.

OLD BUSINESS

1. Interior Repairs

- a. Joann reported that American Quality Drywall was on the property yesterday to take measurements for the drywall and ceiling repairs for those units reporting damage due to the sink hole remediation. A proposal will be forthcoming.
- b. Jako Tile will be on the property 3-1-22 to take measurements for floor repairs for those units reporting damage due to the sink hole remediation. All unit owners reporting damage have been notified.

2. Porches/Patio Repairs

Pam, Vicki and Melissa will conduct a fact-finding visit in March to the units with damage to their porches and or balconies due to the sink hole remediation. The purpose is to determine the type of damage including doors and flooring. Owners will be asked if they have receipts, estimates or spare flooring. This information will be shared with the contractor and used for budgeting for the trust fund.

3. Balconies

The Board received the new proposal from Tailored Reconstruction which was based on the specifications from engineer report. This new proposal will be sent to the attorneys for review. A permit will then need to be obtained and then the repairs can begin. Pam expressed appreciation to the community for their patience in this project.

4. Moorings Sign

Joann reported that the sign has been completed. The specifications have been sent to an engineer for his review, He has submitted a proposal for \$300.00 for his services. She made a motion to accept his proposal and it was seconded by Vicki. It was passed by the Board. Once the engineer's report is received a contractor will be hired to apply for a permit and install the sign.

5. A/C Pads

Pam reported that the air conditioner pads on the south side of the complex have been repaired by Helicon. They leveled the pads by applying foam. The air conditioner pads on the north side will be repaired after the balcony repairs.

6. Safety Lighting

Pam reported that three proposals have been received for the replacements for the 28 pole lights on the property. All three are similar coming in at approximately \$29,000. However, all have backorders. There is a company in Tampa that can deliver in 7-10 days. These are solar lights will not need electrical rewiring wiring and have a five-year battery that will cost approximately \$220 to replace. Monies will need to be allocated in reserves for the battery replacements. The cost for the new 28 lights will be approximately \$24,000. One light has been ordered.

7. Pool

- a. Pam reported that the pool is open and the contract with Cody Pools is being settled for \$15,000 rather than litigated. The cost of the original contract was \$77,000 with a deposit of \$25,000 and a credit of \$10,000 for the fraudulent heater. The Moorings owed about \$38,000 to Cody so with the settlement the remaining \$23,000 can be used to repair the pool.
- b. Pam reminder the community that adults must accompany children at all times in the pool area. If there are unaccompanied children the pool will be closed.
- c. Pool fobs are in the process of being replaced. If owners need a new pool fob they need to bring in the old fob, for exchange otherwise there will be a \$50.00 fee for a new pool fob.
- d. Melissa reminded all residents to be aware of children as they drive in the parking lot as we now have several children living in the complex.

8. South Side Building Gutters

Pam reported that the Board received three estimates for the extension gutters for the south side buildings. The Board received three estimates including Mugrow at \$21,000 and another at \$25,000. Pam made a motion to ratify \$21,500 for the proposal from Drainage Professionals. It was seconded by Vicki and approved by the Board.

9. Sidewalk Repairs

Sidewalk repairs have been completed. Pam shared that the recent replacement of the entry sidewalks was a dirty, loud and inconvenient job and she appreciated everyone's patience.

10. Landscaping

Several community members have expressed interest in the landscaping projects. Melissa will lead the landscaping committee which will get ideas for plantings, contact landscaping companies in order to develop a budget and make recommendations to the

Board. Mulch needs to be consistent and termite resistant. Pam reminded the community that some plants may need to be removed if they are too close to the buildings and that any plantings need prior board approval.

NEW BUSINESS

1. Declaration Change-HO insurance

Vicki shared in order to change a declaration to require homeowner's insurance proxies, a cover letter as well as the declaration changes and a return stamped envelope will be sent out March 1. It is important to return the proxies as soon as possible so that changes can be made to the declaration requiring unit owners to have homeowner's insurance. These can be returned via mail, email or dropped off at the office.

2. Finance Committee

Melissa reported that Joe Greene has volunteered as a member of the finance committee. He joins Melissa as chair and members Wayne Will and Bob Mullins. They plan to meet the second Tuesday of the month at 7:00 pm. It is an open forum meeting with attendance by community members. Wayne will present the current financials and future planning at the finance committee meeting on March 8th.

3. Other Committees

Pam asked community members to volunteer for the following committees: Social/Events; Landscaping; Pool; Dock/Kayak/Boat; Compliance/Violation (which is required by FL State Statute.)

ADJOURNMENT: 7:35

Submitted by: Joann Hernandez

Date 3-2-22