

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

Date: Wednesday, January 26,2022

Time 7:00pm

Place: Clubhouse/Zoom

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

Meeting was called to order at 7:05 PM

Members Present:

Pamela Stevens, President

Vicki Zajack, Vice President

Melissa Woodruff, Treasurer

Joann Hernandez, Secretary

**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**

a. Waive Reading of Minutes: October 27, 2021

A motion was made by Pam and second by Vicki to waive the reading of the October 27, 2021 minutes. The motion was approved 4-0.

**5. Property Manager's Report**

a. Delinquencies

Chris Stancil reported that 14 units are on the monthly dues delinquency list, none more than 30 days. The total past due is \$3600.00. These are primarily due to the recent increase in HOA fees. He stated that unit owners must notify their bank of the increase in HOA fees, and that there are no late fees in January due to the new coupons coming out. Unit owners were advised to contact Chris Stancil if they have not received a new coupon book.

Mr. Stancil reported he inspects the property the first week of every month. He reported that many unit owners are using their balconies for bike storage, and this is in violation of the association's rules. Bikes must be kept on the bike racks or inside the units.

During the 2021 year, there were 15 sales of units, and 5 lease agreements were approved.

The new flood Insurance policies for 2022 were released and are on the Moorings website by building number.

Attic access – Because attic access is not available for in each unit, contact Emmett until noon Mon-Friday or Chris Stancil for emergency access.

## **6. Treasurer's Report**

Melissa reported December's financial report: The general operating account is \$23,000 (recent insurance bill was paid from this account and is expected to increase as HOA fees come in). The reserve fund which includes the Money Market account is currently \$432,418. The trust account balance is \$1,810,515. Some of this money is "spoken for" as contracts for sinkhole repairs begin. Prepaid assets (deposit for utilities) are \$100. Labilities include \$432,418. Financial reports are on the website.

## **7. ARC request for Review**

Vicki made a motion to approve Unit 327 application for a new front door. Pam seconded the motion, and it was approved 4-0.

Pam reported on the history of the Sinkhole Project:

2017-Sink hole discovered / insurance denied coverage/ insurance litigation began in lieu of a special assessment:

2020- May-Moorings awarded almost \$5,000,000 in insurance settlement.

2020 -October-Helicon sinkhole repair stabilization of buildings began.

2021-Tampa Dock & Seawall relace northside of sea wall

2021- December- final dock/sea wall permit signoff by City of Tarpon Springs, Pinellas County, State of Florida and Army Corps of Engineers

Pam recognized the determination and efforts of the previous board members for all their hard work in getting through the litigation and contract negotiations for the building stabilization and seawall: Marty Shannon, Donna Houtz, Tony Perkins, Vicki Zajack and Karen Clearly and thanked them for paving the way for the next series of repairs.

## **OLD BUSINESS:**

### **1. Internal Repairs/ Contractors update**

Joann reported that internal repairs will begin with drywall and ceiling repairs. There are currently three estimates for drywalls and three estimates for flooring repairs. Repairs will begin on the south side of the complex due to balcony repairs on the north side.

### **2. Entry Sign**

Joann reported that the sign is made, and the posts are being fabricated. An engineer will need to review the plan and then a contractor hired to pull the permit and install the sign.

### **3. Power washing**

Power washing of the buildings, and dock area was completed in December.

### **4. Spectrum cable/WIFI update**

A new email has been set up for communication [mooringsnews@gmail.com](mailto:mooringsnews@gmail.com). This will have information regarding updates for Spectrum and other business. The contract for new services was signed 11-23 and the package was supposed to be ready to begin on 12-31-21. Spectrum could not meet that deadline so now the new package will start on 1-31-22. Pam explained that the current cable without WIFI was going to be \$42/month the new package is to include a cable box, a DVR and 400 megabytes /sec internet which includes the router, modem, and other equipment for \$60/month. The difference is \$18. If unit owners have other cable providers, they need to contact Spectrum to find out what is needed for the transfer. Unit owners were given a flyer with information as well as a page listing the channels. Pam requested that Spectrum not be contacted until after 1-31-22.

### **5. Dock update**

The Dock was opened in December. Four permits were approved including the City of Tarpon Springs, Pinellas County, State of Florida, and the Army Corps of Engineers. This took 3 months.

Boat slips are available and there is currently no waiting list. However, if unit owners who do not currently have boats want a slip, it will be held for only 30 days after which the unit owner must have a boat with an up-to-date registration title and license. Otherwise, the slip will go to the next unit owner on the list. Emmett has been installing the whips for the boat docking and putting in ladders. All boat owners with docking

privileges must send the most recent registration and insurance to the Moorings office. This can be emailed to the office.

## **6. Balcony Repairs Update**

There was a lot of erosion and structural damage to buildings 9-12 due to the sinkhole. Three estimates have been obtained for repairs to the balconies. A proposal was accepted for \$390,000 to repair the balconies for the four buildings. The contract has been in negotiation with the attorneys and required an independent structural engineer. The engineering contract was signed in December and the report will be ready on Feb 4. Tailored Construction will provide a new proposal and once signed will pull a permit. Work is expected to begin around March sometime depending on when the City of Tarpon Springs will issue the permit.

Pam made a motion to ratify \$6500 for the structural engineer's services and report. Vicki seconded the motion. The motion was approved 4-0

## **7. Pool Update**

The pool will be open on Monday 1-31-22 due to Emmett's efforts in working with the Tarpon Springs Health Department to resolve the last violation issue. The pool is not in acceptable condition due to the cracks and tile not being done correctly by Cody. The contract with Cody was terminated in December due to the fraudulent sale of the heater, failure to obtain proper Tarpon Springs building permit and substandard workmanship

A pool engineer was hired and reported that the pool work did not meet code and is not a "pool for longevity".

Three pool companies have submitted estimates for repairs: one company can begin work in 2023 and another company in April. There is now more time to interview more pool companies.

Pool Fobs- Pam stated that unit owners would need to check their pool fobs to make sure they are still working. Also, if there are new unit owners that need to obtain pool fobs, they are to contact the office via email.

## **8. AC Pads**

Helicon agreed to pay for the replacement of the AC pads behind buildings 9-12 as part of their original contract. They decided not to do the work until the balconies are repaired and the dirt is filled in behind the buildings. They will level out the AC pads on the southside for \$5500.

Vicki made a motion to ratify \$5500 to Helicon to repairs the AC pads on the southside of the complex. Melissa seconded the motion. The motion was approved 4-0.

## **9. Safety Parking Lot Pole Lights**

The board is in the process of getting estimates for new pole parking lights. More about the progress will be discussed at the next board meeting.

### **NEW BUSINESS:**

#### **1. Sidewalks**

JK construction will be on the property February 7 -11 to begin replacing the sidewalks from the front door to the main sidewalk. Unit owners are asked to park on the opposite side of the complex so that the company can have room for their equipment. There will be ramps for the stairs.

#### **2. Patios**

For units that had damage to their external patios (not porch) due to the sinkhole Remediation, regulation size patios will be poured concrete if requested. For those who do not have a patio and want one it will cost estimated \$600. Please email the Moorings if you are interested in a having a new patio poured. Buildings 9-12 will not be included at this time due to the balcony repairs.

#### **3. Clubhouse**

The clubhouse will now be open for use due to the opening of the pool. There will be a \$50 deposit: \$25 nonrefundable if not properly cleaned. Rules will be set up for use and cleaning.

The website has the forms for Clubhouse Reservations as well as Rules & Regulations. New unit owners were asked to review the Rules & Regulations.

#### **4. Declaration Change-HO Insurance Policy**

Vicki stated that proxies are needed for a declaration change requiring unit owners to have homeowners' insurance. The lawyer for the Moorings Condos has been contacted to begin drawing up the new declaration. The process will be similar to previous declaration changes: proxies will be sent out to be signed and then there will be follow-up.

## **5. Committees**

There is a need for volunteers for several committees to assist with the current ongoing projects to include:

Communication Committee  
Landscaping Committee  
Social Committee  
Violation/Fining Committee (by Florida Statute)  
Welcome Committee

## **6. Communications**

Residents have reported a problem with dog waste not being picked up  
Residents have reported vehicles parking over the sidewalk.  
All cars must have a Moorings Sticker or a parking pass  
There is no longer a president's phone. Email is the preferred method of communication.

Chris Stancil is the person to contact for emergencies. There is also an after-hours number to call.

Commercial vehicles are allowed a few days for moving or moving out. No vehicles with commercial signs are allowed to be parked overnight.

## **7. Adjournment - 7 :55**

Submitted by: Joann Hernandez  
Date January 30, 2022