

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

Date: Wednesday, March 30, 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

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

Pam made a motion to waive the reading of the minutes from the February 23, 2022 meeting. Vicki Zajack made the motion to accept the minutes and it was seconded by Melissa. The board approved the motion.

5. Property Manager's Report

- a. Chris Stancil reported there are 11 owners who have aging accounts; 1 owner is 60 days in arrear and will be getting a collections letter. Other owners who are less than 60 days behind in payment are not paying the full amount. Reminder to update your bank account to pay the new dues as of January 1, 2022.
- b. The proposed changes to the declaration amendment that requires homeowners insurance was mailed on March 8, 2002. The proxy can be mailed to Ameritech in the prepaid postage envelope. It can also be emailed or drop off at Ameritech or the Association office.

- c. Chris gave the treasury report. As of 3/30/22 there is \$91,769.00 in the operating account; \$321,386 in the reserve account; \$102,100 in the annuity fund; \$1,748,120.00 is in the trust account. The total of all funds is \$2,277,090.88

6. ARC Requests

The board received two approval requests forms. The board approved Mary Novak's request to mulch and plant in back of her unit that also included the association's area. The board approved Wayne Will's request to mulch and plant in back of their unit that also included association area.

OLD BUSINESS

1. Balconies

Tailored Construction Company contract was signed by both the Association and Tailored representatives. Tailored is in the process of submitting permits to the Tarpon Springs Building Department. It can take up to 60 days to get approval after the application is submitted.

2. Moorings Sign

Joann reported that the sign has been completed. We have received the engineer's report. She has given the report to the contractor to apply for the Tarpon Springs building permit so he can install the posts for the sign.

3. Interior Wall and Floor Repairs

- a. Joann reported that she has received an estimate from American Quality Drywall for repairs to those units reporting damage due to the sinkhole remediation. They will repair the drywall, ceilings and paint. The owners will need to purchase the paint. The board will be discussing the price limit on the paint and how we will reimburse the owners for the paint. Joann will be contacting owners about the scheduling of the repairs.
- b. Zako Tile is repairing the interior floors. The owners will be responsible to purchase tile for the floor areas needing repairs. The board will be discussing the price limit on the flooring per square foot.

4. Porches/Patio Repairs

Pam, Vicki and Melissa talked to most owners that need porch/patio repairs. Owners will purchase the tile, and the contractor will take up the old tile and lay the new tile on the porches. The board will be discussing the price limit for tile per square foot and how we will reimburse them.

5. Parking Lot Safety Lighting

The board received positive comments on the parking lot light that was installed for the community to see. The board is ready to install 27 more parking lot lights. Pam made a motion to ratify \$23,945.45 to be paid from the trust account to purchase 27 parking lot lights and poles. Vicki seconded the motion. The motion was approved by the board. The board is also working on replacing lights on buildings that need them.

6. Pool

The board is in the process of getting three estimates for a pool heater. Emmett will be repairing the pool furniture by replacing vinyl straps on chairs/lounges that are broken. We are looking to have the pool refinished in the October/November time frame. Pam reminded the community that adults must accompany children at all times in the pool area. If there are unaccompanied children, the pool will be closed.

7. South Side Building Gutters

The gutter extensions for buildings 3-7 are completed. Holes were found by the seawall due to lack of drainage from building 2 and partially from building 1. The board decided to add gutter extensions to building 2 and partially on building 1 at a cost of \$8,036.00. Pam made a motion to ratify \$8,036.00 to complete gutter extensions from buildings 1 & 2. Melissa seconded the motion. Motion was approved by the board. The total cost of the gutter extensions is \$24,161.00 paid from the trust account.

8. Landscaping

Melissa is working with the landscaping committee on getting ideas for plants and mulch. We're trying to get three estimates. All buildings will be mulched in front of the buildings. Buildings 1-7 will be mulched in the back. Landscaping will be completed behind buildings 9-12 after the balcony repairs are completed. Mulch needs to be consistent and termite resistant.

Owners must complete an approval request form before planting in the approved areas. We need to know what plants and mulching you will be using.

9. Declaration Change-HO insurance

Vicki reported that a letter with the proposed declaration was mailed on 3/8/22. We need 66% yes votes to pass the declaration. If we have 55 votes by April 20, 22, the board will have an open meeting to approve the declaration. If we do not have a quorum, the meeting will be scheduled in May. We have 90 days from the time the declaration proxies were mailed to approve the declaration. 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. If we do not have a fining committee to review fines for not having homeowners insurance, the association attorney will mail a fining letter to the owner.

10. Bicycles/Kayaks

Emmett is installing a covered bike rack in the gazebo area and adding an extension to the kayak rack. We will be removing bicycles and kayaks that do not have names/unit numbers of them. Kayaks cannot be docked in the canal – only motorized watercraft.

Per the rules, bicycles cannot be on porches/patios/balconies and outside of buildings.

NEW BUSINESS

1. Anthony De La Torre with PCS Insurance Company gave a presentation on association and unit owners' insurance responsibilities.

ADJOURNMENT: 8:15 pm

Submitted by: Pamela Stevens

Date: April 26, 2022