

The Moorings of Pinellas County Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, November 16, 2022

Time: 7:00 p.m.

Place: Clubhouse/Zoom

1. Call Budget Meeting to Order/Roll Call

Meeting was called to order by Chris Stancil at 7:00 p.m.

2. Establish Quorum

a. A quorum was established with three of three of current Board Members present.

3. Votes

Chris reported we received 57 total proxies in person or by mail with all unanimous votes on the following:

a. Vote to waive the Financial Reporting Requirements: 57 YES

b. Vote to waive Fully Funding the Reserves: 57 YES

c. Vote to transfer Funds to Roof Reserves to avoid a Special Assessment: 57 YES

4. Board Approval of 2023 Annual Budget

a. The Board approves the budget unanimously, motion passes for approval of 2023 Annual Budget.

b. Chris reports if you are set up on autopay through your bank, the new payment will automatically be reflected. If you authorize a check through your bank to make your payments, you will need to contact

your bank to let them know the new amount. If you pay by check every month via a coupon book, you will receive that within a couple weeks' notice before January 1st payment is due.

5. BUDGET MEETING ADJOURNED 7:03

Meeting adjourned 7:03 by Chris Stancil

6. Call to Order Annual Meeting

Meeting was called to order by Chris Stancil at 7:04 p.m.

7. Appoint Chairperson to the Meeting

The Board appoints Chris Stancil

8. Proof of Meeting Notice

a. 1st notice went out via mail September 15th, 2022, including intent to run for the Board, the meeting date and location.

b. As of October 6th, 2022, the notice would need to be returned if you wish to run for the Board.

c. On November 11th, 2022, the final notice went out including a copy of the budget and literature of who would be running for the Board.

d. The agenda for this meeting was also sent via email blast, mailed to every owner, in addition to posted on the property.

9. Certifying of Proxies and Establish Quorum

a. 57 owners submitted proxies by mail or attended in person which is a quorum of homeowners to hold the Annual Meeting.

10. Approval of Minutes

a. Pam made a motion to waive the reading of the minutes from the 2021 Annual Meeting. Donna seconded the motion. The Board approved the motion.

b. Pam makes a motion to approve the minutes from the 2021 Annual meeting. Donna seconded the motion. The Board approved the motion.

11. Association Documents

- a. The candidates running for the Board agreed to abide by the Association Documents and sign an affidavit to authorize it.
- b. Chris reports we will announce the new Board by a proclamation.

12. Reports of Officers and Committees

- a. Pam introduces new Board members.

13. Project Updates

Pam reports on the following Project Updates:

- a. **Landscaping** – plan to do landscaping in the back, will need to look at costs and decide how much to put into it.
- b. **AC Pads** – Three (3) or four (4) need to be repaired.
- c. **Sea Wall on the South side** – repairs need to be done to the sea wall and the dock.
- d. **Parking Lot Paving** – Once the roofing is done, will be getting estimates to repair.
- e. **Roof** – Will be replaced starting on November 28, 2022, which will reduce insurance rates.
- f. **Drywall and Ceiling Projects**– close to being finished, should be done after two (2) more units.
- g. **Floor Repairs** – Four (4) units left to do work on.
- h. **Porches** – Completed seven (7) and eight (8) more scheduled to be done in the next week.
- i. The plan is to have these projects completed by December 31st, 2022.

14. Unfinished Business

a. Chris reports the roofing company the Board has selected, Watertight Roofing, is a general contractor, so within a couple weeks of your building being completed they will do a wind mitigation report. You must turn that into your insurance company immediately to get the insurance discounts. Please be cautious of debris awareness.

15. ANNUAL MEETING ADJOURNED 7:34 p.m.

a. Chris asks for motion to adjourn the Annual Meeting. Pam made a motion to adjourn meeting. Joann seconded the motion. The Board approved the motion.

16. ORGANIZATIONAL MEETING

Meeting called by Chris at 7:40 p.m.

Members Present:

Pam Stevens, President

Dave Ardman, Vice President

Bob Shannon, Treasurer

Pete Maloney, Director

Joann Hernandez, Secretary

17. MEETING ADJOURNED 7:45 P.M.