

The Moorings Condominium Board of Directors

August 2023 update

The August 2023 Board Meeting is being cancelled due to lack of quorum.

Property Managers Report and Treasurer's report by Chris -

General operating account is \$112,398.36

Reserve Accounts are \$105,477.27

Trust Account is \$587,224.50

Money Market is \$ 1156.40

Liabilities are \$809,310.54

2024 Budget is being drafted.

Violations – Unit 341 Cat issues

HO6 – 9 owners due

Delinquencies – 11 owners

Old Business –

Joe Green - SS seawall project is awaiting permits to start work. SS dock work to begin after seawall repair.

Pete – The board would like to update the community on work that's being done. First the AC cement pads on the North side of the property are being done by Helicon. Vinson's came out on the 15th of Aug 2023 and removed the AC units, then on the 16th and 17th of August Helicon came out to remove the

old damaged hurricane pads from building 9 and 10 and a portion of building 12 and they formed and poured new hurricane pads for those buildings, delay was experienced due to weather. Vinson's put owners' units back in place after concrete cured/dried. The board received an emergency email about building 1, stair well was missing bolts in the stair case and frame needed immediate attention. So we contacted JBolt who came out immediately and repaired the stairs to safety specs and also found that there was no vapor barrier behind the siding on both sides of stairwell, which caused wood rot and the current problem. This was work done from Tony Hayes, who made repairs in 2021.

Donna and Bob – Both followed up and have met with Millennium Landscaping several times to voice complaints and requests of owners on their work. The irrigation issue remains and has become more costly since the new contract. Options are being considered regarding a new irrigation company. Some improvement is being seen in bush and weed cutting and this will be an area to monitor.

Marti – SS balconies and Trust Fund are reported on in detail in the attachment.

New Business –

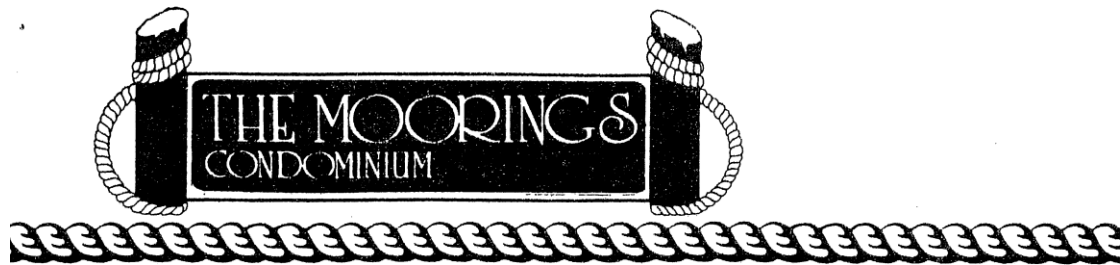
Building 1, stairwell issue already discussed by Pete.

Reminder:

Please call Ameri-tech with urgent property maintenance issues. All other maintenance issues need to have a maintenance request form completed and returned to Ameri-tech. Forms are on the web site – mooringscondos.org

They have a 24 hour, 7 day a week property manager on call. The number is posted on the bulletin boards.

Information submitted by Board members and Chris Stancil/Ameri-tech.



450 Moorings Cove Drive, Tarpon Springs, Florida 34689

Purposed Special Assessment

August 16, 2023

The Board of Directors is considering a special assessment for the completion of structural work needed from the sink hole activity we had a few years ago. The event caused a claim to be filed with our insurance carrier at the time – American Coastal Insurance.

Three years later in late May 2020 a settlement was reached for \$4,798,132.50. Along with this monetary portion of the settlement was the condition that all insurance covered by this company would end on date of our signature for the acceptance of the settlement, we would also not seek coverage in the future from this company and there subsidiaries. This meant that we needed to have an insurance policy available to assume our property at the signing. We had all of a 3week notice and insurance was at an all time high and climbing. We were not a good risk and had trouble finding replacement insurance. We ended up having to get coverage in a secondary market which was out of country. Our coverage was divided into two companies as no single company would accept us because of known sink hole issues. As the

Board had no prior knowledge that this was happening and the cost was ridiculously high, they asked Dan Greenberg (Moorings' Lawyer, who reviewed and edited the final Trust Fund Account contract) for consul. Florida State Statues require Condominiums to be fully insured to full replacement value, so we could not go without coverage.

The Board received his response, that due to the urgency of the matter and the lack of prior knowledge of the settlement conditions that a **one-time withdrawal** for the insurance premium would be understood as it was something we couldn't plan for. His response was that due to the Insurance Trust Agreement that states: *Premium payments for all policies of insurance insuring the Condominium shall be payable solely by the Association and shall be assessed as common expenses against the respective Unit Owners by the Association in accordance with the Declaration.* The Insurance Trust Agreement also states Trust funds are to be used: *to remediate, repair, replace and/or rebuild the land on which the improvements sit and/or the improvements themselves which were damaged by the casualty loss.* If any Trust funds are used for other purposes the Trust Agreement also states: *Please be advised, if the request is approved, an Owner could argue that the settlement funds are not being utilized in accordance with the Insurance Trust Agreement which might result in an Association having to return the funds and then levying a special assessment against the Owners.* As The Moorings does not have enough to cover this amount, a special assessment would be the first step. All invoices, withdrawal forms, Insurance Trust Agreement and the Greenberg letter are located in the office for review. Trust Fund Balance as of 7/31/2023 is \$585,087.58

During the Insurance Trust's lifetime there were two additional trust withdrawals to PCS Insurance Group for property insurance renewal. The first was June 4, 2021 for \$158,369.00 and the second for \$263,558.00 on June 16, 2022. **These withdrawals were planned by the Board and were not in compliance with the trust agreement or Florida State Statues.** The total is \$421,927.00, this money may have been used to prevent a special assessment each year or an increase in the annual condo fees. But everyday condo living expenses should be covered in the monthly condo fees. The 20% increase in 2022 and this year are due to the cost of insurance. Taking money out of the Insurance Trust Fund was shortsighted and directly caused the large increases to the monthly maintenance fees now. A modest cost of living increase in monthly fees each year could have made the increases now less dramatic.

The cause for this special assessment is to finish the sink hole issues not completed due to unsanctioned withdrawals by previous Boards which left the Trust Fund short.

The purposed special assessment will be used to complete all needed repairs and replacement of the four remaining projects.

Projects & balances left from the trust –

Landscaping at north side seawall	\$ 25,000.00
South side seawall repair	\$31,410.89
South side dock repair	\$20,000.00
South side balcony repair	\$767,000.00

Total funds needed to finish all projects: \$843,410.89

Trust Fund Deficit \$258,323.3

There were 4 construction companies bidding on the south side balcony project.

Each company was given a south side balcony project manual completed by the independent engineering group, Biller-Reinhart who were hired for the north side balcony project. By request it was to be for complete rebuilds of all balconies in buildings 1-7. Bids where:

Tailored \$880,511.00

Watermark \$1,238,694.00

Criste \$751,400.00

JBolt \$767,000.00 – all inclusive (no change orders)

The Board has chosen JBolt to do the project and the contract is with our contract lawyer for review and editing as needed.

Special Assessment of \$260,000.00 for completion of all Insurance fund projects and the depletion of all insurance settlement funds. This assessment could be divided into two payments.

UNIT FEES:**SPECIAL ASSESSMENT \$260,000**

TYPE	NO OF UNITS	PERCENTAGE		2024 TOTAL DUE	March 1st 2024	August 1st 2024
1/1 A	20	0.898%		\$2,334.80	\$1,167.40	\$1,167.40
2/1 B	8	1.073%		\$2,789.80	\$1,394.90	\$1,394.90
2/2 C	40	1.254%		\$3,260.40	\$1,630.20	\$1,630.20
3/2 D	16	1.456%		\$3,785.60	\$1,892.80	\$1,892.80

Your input is valued and we would like all thoughts, ideas and suggestions to be posted to our email at:

Themooringscondo@gmail.com.

The Board will review each email with care and consideration.

