

# The Moorings Community Meeting Minutes

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**TITLE: Moorings Board Meeting**

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**DATE: 04.26.2023**

**Start Time: 6 pm**

**End Time: 7:10pm**

**BOARD ATTENDING:**

Bob Shannon, Pete Maloney, Donna Houtz  
Dave Ardman

**Ameritech Rep: Chris  
Stancil**

Call meeting to order:

Notice that meeting is being taped is given.

Proof of meeting notice:

At least 48 hours in advance on website, posted on property at bulletin boards, and sign at entrance to property.

Establish Quorum:

Established.

Approved Minutes from 01.25.23 meeting:

Board unanimously voted to waive reading and accept as written.

Property Managers Report &  
Treasurer's Report by Chris:

Delinquencies – 8 owners late, 7 less than 1 payment, 1 to lawyer.  
H06 delinquencies are 29.  
General operating account is \$108,389.23  
Reserve accounts are \$124,422 BBT  
Annuity account is \$104,244  
Trust account is \$651,357  
Total assets are \$997,762

ARC requests:

408 A/C replacement  
334 Storm door replacement

Approved  
Approved  
Website info given for  
access to ARC forms.  
[mooringscondos.org](http://mooringscondos.org)

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**Old Business:**

**Landscaping:  
Millennium –David**

David reports that he has been in discussions with Millennium Landscaping regarding the lack of follow-up on property and is getting a positive response from them. The contract is up in July. He had trees tagged for removal but did not get palm trees trimmed.

Millennium will trim palms before end of contract.

**Seawall – Pete/Joe Green**

North side seawall cap has been epoxy treated by Pete, Kelly, Mark and Hilda. A big thank you to all.

Joe Green reports on south side seawall bid that it is currently with the lawyer.

Foundation Solutions will be working with Tannebaum on contract.

**Foundation update-**

Unit 351 back porch has settling issues.

Helicon will be out to fix this and install the 3 A/C concrete pads that need to be replaced behind the north side buildings.

**Balconies –**

Tailored has a bid submitted and 3 other companies are pending. Poor response, one company passed on job due to lack of workers.

Mark, Mario and Pete have siding/molding issues at the top rear of their balconies.

Marti on vacation. Update at next meeting.

Board will follow-up with Tailored for repair.

**Finance committee**

Budget planning for 2024.

Meeting tomorrow all welcome

**New Board member**

Motion made to have Joe Green as Director on the BOD.

Motion Unanimously passed.

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	Motion made to have Marti Shannon be part of the BOD team as the Committee Chair Director.	Motion Unanimously passed
<b>Termite Inspection-</b>	Tabled to next meeting.	
<b>Safety-</b>	Donna reports emergency owner keys are up to date. Fire inspection showed low water pressure but sufficient. Pool was closed for chemical imbalance. Issues are being addressed by our pool company. Male noted on property and security surveillance by residents noted.	Board will follow-up with TSFD on flushing the lines.
<b>Violations-</b>	Violation notices were put on vehicles by a resident without BOD knowledge. Shed on property that is owned by neighbor is to be removed. Discussion on having copies of the rules and regulations send to all residents to refresh knowledge and prevent violations.	Resident was informed to let BOD know of issues.  Chris will Follow-up  Still in discussion
<b>Meeting Adjourned</b>		Unanimously approved.
<b>Respectfully submitted, Marti Shannon Information obtained from meeting Tape by Ameritech.</b>		

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