

# The Moorings Community Meeting Minutes

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**TITLE: Moorings Board Meeting**

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**DATE: 02.22.23****Start Time: 0705pm****End Time: 0745****BOARD ATTENDING:** Pam Stevens,

Bob Shannon, Pete Maloney, Donna Houtz

Ameritech representation:

Absent: Dave Ardman

Sub for Chris is Sarina.

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 02.25.23 meeting:

Board unanimously voted to waive reading and accept as written.

Property Managers Report:

Delinquencies, 8 owners with a combined delinquent balance of \$3,874.00 with one over 45 days.

Chris will meet with Board to discuss owner past 45 days.

Treasurer's Report by Sarina:

Overview of financial balance sheet-  
Reviewed and copy available.

Operating acct: \$151,659.77

Reserves: \$125,084.01

Annuities: \$104,244.11

Trust: \$824,811.12

Total: \$1,221,661.16

Bob Shannon reports that the end of year (2022) financials will be available soon and posted on the Moorings Webpage.

Owners can contact Chris for a copy of the report.

ARC Requests:	<p>1. Joe Rourke request to have his patio slab extended past 8'x4 ½' as it had been before repairs to building.</p> <p>2. Painting new cement balcony floors. Pam reports the engineer has revised previous ruling on painting cement. Now states non-porous paint may be applied to new cement. Bob Brimm requested paint be reimbursed by HOA as downstairs patios got reimbursed for tile.</p>	<p>Board unanimously denied.</p> <p>Board unanimously denied as neutral sealant was already applied.</p>
Balcony Repairs:	Pam - Tailored working on bldg. 9. Balcony repairs will be completed by the end of March.	
Porch/Patios:	Pam reports all patio reimbursement requests be in by 03/06/23 as this project will be closed out on 3/31/23	Pam will send an email to notify all owners
Landscape:	<p>Pam reported for Dave – the trees need to be trimmed by Millennium to prevent rodents from getting onto roofs and into buildings. Also invasive species will be addressed. Daily rate is \$3500 with a discount to \$3000 as quoted last year. Dave (via Pam) requested a motion to approve this work for one day, with a ½ reserve.</p>	<p>Dave is meeting with Millennium to walk the property.</p> <p>Board unanimously approved. \$4500 max</p>
Roof:	Pam - Roofing resumes next Monday. Wind mitigation reports are pending.	
Seawall:	<p>Joe Green got Bids from:</p> <p>Seawall Solutions</p> <p>Coastal Foundations</p> <p>Tampa Dock &amp; Seawall</p> <p>Helicon</p>	All Bids are available for Office.

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Engineers report seawall by pool does not need repair at this time.

Ruben Clarson Engineering sent out 15 reports for possibly 15 more bids.

Drainage solution by Pete

Use sealant to coat dock wood support under deck to prevent water rot. At the gutters, looking to seal the gutter connection to the pipe to seawall to prevent flooding at patios/buildings.

Waterproof sealant to be applied to concrete seawall caps to prolong life.

Motion made for \$500 to be used for these supplies.

Pete and Kelly will head project.

Motion approved unanimously.

Adjournment:

Board voted unanimously to end meeting at 7:45pm.

Respectfully submitted,  
Marti Shannon