

The Moorings Community Meeting Minutes

TITLE: Moorings Board Meeting

DATE: 01.25.2023

TIME START: 7:08

TIME END: 7:42

BOARD MEMBERS PRESENT: Pam Stevens, Bob Shannon, Pete Maloney, Donna Houtz

ABSENT: Dave Arddon

GUESTS:

TOPIC	DISCUSSION	ACTION
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 10.12.22 meeting:	Board unanimously voted to wave reading and accept as written.	
Property Managers Report:	Delinquencies, 8 owners with a combined delinquent balance of \$2,977.00. None are over 45 days.	
Treasurer's Report by Chris:	Overview of financial balance sheet- Reviewed and copy available.	

ARC Requests:

3 requests:

383 – Requested new front door approval.

404 – Storage door replacement.

339 – To replace balcony screen with a top panel hinge to be able to open screen out.

OLD BUSINESS:

Balcony Repairs:

Board unanimously approved all requests.

Pam reports that Taylor is working on building 9. She met with them today and they will be done by 03.01.23.

Balcony floors are cement material and no covering (tile, rug, etc) should be applied. There is a glaze is available in colors that is available at the unit owners cost.

Pam will email name of company that does the glaze to anyone who contacts her.

Interior Repairs:

Pam – interior repairs are complete at \$49,382.

Porch/Patio Repairs:

Interior flooring was \$36,498.

Pam -Tile will be started by Zackos next week. Completed 13 balcony repairs. Reimbursements sent to owners for tile/paint receipts.

Roofs:

Pam – Watertight has completed roofing on buildings 1-7. Wind mitigation reports will be ready for building 1-7 by end of February. They will begin buildings 9-12

Landscaping:	after Taylor is finished on building 9. Dave (not attending meeting) chairperson of landscaping committee. 01.16.23 did a walk thru on grounds.	Repairs needed on North side gutter drainage to seawall. Estimate is \$20,000 for repairs. 2 more bids needed.
South Side Seawall:	Pam – south side seawall engineer report available and scope of work discussed.	More research and bids to be done. Engineer report available on request.
A/C Pads	Pam – A/C pads behind buildings 10, 11. Pete will chairman of Architect committee. A company has already bid \$5,000 for moving A/Cs and replacing Pad.	Pete will be meeting with: <ol style="list-style-type: none"> 1. Contractors for bids to move A/C units while work is done. 2. Contractors for bids to pour cement pads.
HO-6 Condo Insurance	Pam - Proof of Interior unit insurance coverage Is due by 02.01.23.	Delinquent owners will be sent a violation letter initially and further action will be taken in non-compliance.
NEW BUSINESS: Association insurance for 2023	Pam – General property insurance (\$263,000 paid 06/22) will be due in June this year. There will be a meeting with our current insurer and other bids will be obtained. The new roofs and wind mitigation should lower cost.	02.01.23 at 6pm there will be an insurance meeting with PCS to discuss insurance issues.
New item added:	Donna Houtz was inducted to Board	Donna will be secretary.
Adjournment:	Board voted unanimously to end meeting at 7:42pm.	
Respectfully submitted, Marti Shannon		
