

The Moorings Community Meeting Minutes

TITLE: Moorings Board Meeting

DATE: 07.19.2023

Time: 6pm – 715pm

**BOARD ATTENDING: Pete, Bob,
Donna, Joe Green**

Chris Stancil – Ameri-tech

Meeting called 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 04.22.23 meeting:

Due to transcription issues this was waved until the next meeting.

Property Managers Report &
Treasurer's Report by Chris:

Delinquencies –11 owners, one owner info will be going to the lawyer as past 45 days.
Insurance HO6 is still due for 9 owners.
General operating account is \$105,080.25
Reserve accounts are \$104,244.11
Trust account is \$585,087.58
Money Market is \$43,951.95
Liabilities are \$841,097.79
Violations – most are due to front of building owners landscaping.

Old Business:

SS seawall: Joe Green report

Paperwork submitted to Coastal Foundation Solutions. Check sent and awaiting receipt. Once received permits will be filed and start schedule will be submitted.

Updates will continue

ARC Reports – Pete Mahoney

AC/Pads will be replaced 8/15-18. The A/C units in buildings 9, 10 and 12 will need to be moved. This means no A/C during this time. A/C units past their life expectancy will not be eligible for repair or replacement by the HOA.

SS Balconies – Marti Shannon

Four bids have been received for repair of the SS Balconies.
Taylor - \$880,511.00
Camp - \$1,100,000.00
JBolt - \$767,000.00
Criste -\$751,400.00

Contracts available in office for viewing.

The Board has reviewed all bids and has chosen JBolt at \$767,000 which is an all inclusive bid. No change orders for extras, with the exception of roof damage, truss damage or floor joist damage. If these areas can be repaired they will do it at no cost. Replacement would be extra. This price is for all 7 buildings, cost goes up dramatically if less than all of them.

This contract includes all area of the balcony and patio plus the closets. Any unit that has screened in or enclosure will have new if unable to replace.

Motion made by Donna
Seconded by Pete
Motion passed unanimously
By Board.

Motion made to approve JBolt contract pending Tannebaum/Lawyer review.

Trust – Marti Shannon

Wayne Will questioned how this was to be funded.

Board explained they were looking at several options and some of them included a Special Assessment for the deficit between cost of project and balance in Trust. This deficit was due to two insurance premiums totaling \$421,927 being paid out of the trust which should have been planned for and included in the HOA budget each year. The Insurance settlement which became our Trust account is to be used for structural property replacement or repair, not the expenses of day to day living in the community. One option was mentioned but not approved of a \$2 – 3 thousand dollar special assessment to cover the cost of the deficient funds. Nothing was decided just floating suggestions.

No decision or motion made on an assessment until further investigation by Board.

Any questions or concerns can be answered by a Board Member or Marti. If anyone would like an in-

	<p>Wayne stated understanding and thought the amount reasonable. Information on the Trust account from inception to June 30, 2023 is available in the binders in the back of the room. Each binder is by year, 2020, 2021, 2022 and 2023 to June. All withdrawal forms with signatures plus invoices are found in the binders by month. The total of these is in agreement with the Trust Balance of June 2023.</p> <p>Chris stated that since the special assessment was brought up that there would now need to be a statement in the estoppels that are signed during closing of property sales.</p>	<p>depth history and accounting of any or all Trust fund activity a meeting can be scheduled.</p>
<p>Donna- pest and termite update</p>	<p>Termite inspections will be done November 7&8 to allow more owners to be on property when this is being done. And it is cooler outside.</p>	<p>Approved unanimously Approved unanimously</p>
<p>ARC requests – Pete</p>	<p>335 requested concrete 4 ½ by 8 slab for patio. Motion made 360 requested a patio brick for 4 ½ by 8 space. Motion made</p>	<p>Approved unanimously Approved unanimously</p>
<p>New Business –</p>	<p>Board accepted Wayne Will resignation from Finance Committee. Board accepted David Ardman resignation from Board.</p> <p>Emmitt has been terminated. Ameri-tech is currently posting the position. A cleaning company may be used to clean pool restrooms, pool area and clubhouse. JBolt has a maintenance service for communities and this will be looked into.</p>	
<p>Announcements:</p>	<p>Please call Ameri-tech with property maintenance issues. They have a 24 hour property manager on call that can assist. Number is posted on all bulletin boards. Gutters cleaned 7/8. Many complaints received about Millennium’s service.</p>	<p>Board f/u with Millennium</p>
<p>Meeting Adjourned Respectfully submitted by Marti Shannon</p>		



