

The Moorings Community Meeting Minutes

TITLE: Moorings Board Meeting

DATE: 03.22.23**Start Time: 7pm****End Time: 8:10pm****BOARD ATTENDING:** Pam Stevens,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 02.22.23 meeting:

Board unanimously voted to waive reading and accept as
written.Property Managers Report &
Treasurer's Report by Chris:Delinquencies - \$1962, all time low for community.
Violations will be resumed on all areas, d beerelaxed due to
construction.
General operating account is \$176,814.
Reserve accounts are \$125,086.
Annuity account is \$104,244, Interest accrued \$4,244.
Trust account is \$816,666.88.
Total assets are \$1,233,068.37.

ARC requests:

None received this month.

Website info given for
access to ARC forms.
mooringscondos.org

Old Business: Balconies -Pam	Balcony restriction notices on bulletin boards have been removed. As work is completed. Final payment to Tailored will not be made until owners are satisfied and have already notified the board of any pending issues.	
Porch/Patio repairs -Pam	All repairs are complete and project is closed out. Zacko's will do outside patio slabs, at the owner's expense, as the original cement contractor is unable to do them at this time.	
Roofs -Pam	Roofs will be completed this week. Wind mitigation reports with pictures should be on our website for buildings 1-7 now and for 9-12 in the next couple of weeks, and posted on our website.	
Insurance –Pam	HO6 policies are required by March 31, 2023. Chris has set up an email address "moorings insurance@gmail.com" as a submitting site for owners.	
Landscaping: Millennium –David	Reports had a walk-thru with Millennium and marked trees, palms would be trimmed and after work done David will reevaluate work done and discuss future plans. Reviewed the scope of the Landscaping Committee and volunteers.	Dave approved one day's work at \$3,000. Kelly will be on site to oversee tree removal.
Air Conditioner slab replacement	We have received 3 bids for air conditioner move while pads are being replaced at no cost by Helicon – Pete. Any issues to air conditions will not be covered by HOA.	
Seawall – Pete/Joe Green	Reviewed seawall jet filters and sealing of concrete caps. Current seawall on South side has 2-3 seawalls in place. Review of cost of new seawall, which would require a new Engineering report at the cost of over \$13,000, before a bid could be attempted. The option of repairing the current seawall (using the engineering report we with life expectancy	All bids and Joe's, work summary and comparisons available in project binder in office.

	<p>of 15-20 years was discussed. Joe introduced three bids for repair of the seawall, with pros and cons of each.</p> <p>Motion made to go with Coastal Foundation Solutions. Timeline – mid June for 2-3 weeks, minimal disturbance to the grounds. Would need to take \$30,000 for from Trust to add to Seawall reserve to cover cost. Motion made to get epoxy to seal both North and South side seawall caps.</p>	<p>Motion approved unanimously with receipt of 3 positive references. Cost: \$107,311. 40/60</p> <p>Motion approved Unanimously</p>
Southside Dock – Pete/Joe	Joe and Bob have spoken with Legacy Builders regarding the Southside seawall repair. The cost for a detailed inspection on damage and repair costs will be \$200.	
Balconies – Bob and Marti	Marti and Bob have 1 bid from Tailored and 3 bids coming in for Southside balcony repair. Initial costs are looking to be more than the remainder in the Trust Acct. So, we will be looking at locking in a price for all the buildings or doing a few at a time.	
Resignation - Pam	<p>Pam thanked everyone.</p> <p>Said process for issues on property will be going through Chris. Emmitt will be checking for tasks to be done each morning by checking for issues owners have submitted by paper at the office.</p>	
Meeting Adjourned	Motion made to adjourn meeting	Unanimously approved.
Respectfully submitted, Marti Shannon		
