

The Moorings Community Meeting Minutes

TITLE: Moorings Board Workshop

DATE: 03/07/2023

Time: 6:30pm **End:** 7:30pm

BOARD MEMBERS PRESENT: Pam Stevens, Bob Shannon, Pete Maloney, Donna Houtz, David Ardman
Finance Committee: Bob Shannon, Wayne Wills, Bob Mullins, Joe Rouke.

Call meeting to order

Notice that meeting is being recorded is given.

Proof of meeting notice

At least 48 hours in advance, posted on property at bulletin boards...

Establish Quorum:

Established.

Budget and Financials

Wayne Wills reports that the February report is not ready. \$155,000 was the expected cash amount on hand it is actually \$158,000 the extra can be used for the Palm tree trimming.

Board will meet regularly to revisit these issues and budget prep.

Insurance premiums due in April and June will be covered by general accounts and December premium will be around \$50,000 short with a \$25,000 general funds shortage. We are going with Citizens Insurance at a big savings. Roofs will pay for themselves with a 3 year savings in insurance premiums.

Paying this year's Flood insurance premium over 10 months in 2023 has caused a deficit in this year's insurance funds.

Wayne recommends budget planning to begin for the next 2-3 years.

Update on capital project needs:

-Balconies

Pam reports that the Trust balance is \$816,000 with the final payment to Tailored still pending. Currently the average cost for each of the buildings (9-12) is \$150,000.

Marti and Pete are working on more bids for the south balconies. Watertight is going to be one contacted. St Petersburg Builders is currently working on the bid. Tailored has given us a bid of \$880,000.

Joe Green discussed wind mitigation reports on webpage and lack of signature needed. Webpage security concerns.

Pam with f/u with Joe Greens concerns on lack of security on Moorings web site.

-seawall

Pete reports on the south seawall bids.

1. Helicon
2. Tampa Dock
3. Seawall Solutions

Joe will set up with each company a presentation.

Joe and Pete did extensive research on the seawall companies.

-A/C pads

Pete worked on A/C pad replacement for buildings on the north side. This includes moving the current A/C units to allow for the cement slabs to be poured and cured then replacing the A/C with their small pads on the new foundation. The HOA will not be responsible for any issues with individual A/C function after move.

Pete wills f/u.

1. L&R Air Conditioning \$2396 per building x3 - 9,10,12
 2. Zakcos \$3550 per building x3 - 9,10,12
 3. Densons 2900 per building x3 - 9,10,12
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-Landscaping

David has concerns about the sewage cleanouts in the back of north buildings which will need to be extended to prevent being covered by new soil.
Discussed trees needing to be trimmed away from the roofs.
No transplanting of plants/trees as not cost effective.
Millennium will review their bid to trim costs.

David will contact Millennium for a one day tree trimming and removal of invasive species plants/trees.

Pam discussed leaves in gutters being cleaned out more frequently.

Common Areas Concerns

David – Pool furniture needs to be refurbished or replaced, need more umbrellas and tables.
Pam had looked for replacements and was \$10,000.
Deck needs to be finished in pool area.

Marti will look at replacement webbing for chairs.

Meeting Adjourned

By Pam.

Respectfully submitted by
Marti Shannon and Donna Houtz



