

# The Moorings Community Meeting Minutes

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**TITLE: Moorings Board Meeting**

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**DATE: 01.24.2024**

**Time: 6pm – 6:37pm**

**BOARD ATTENDING: Pete Maloney, Bob Shannon,  
Joe Green Excused: Donna Houtz**

**Ellyse Vosselmann –  
Ameri-tech**

**TOPIC**

**DISCUSSION**

**FOLLOW-UP**

**Meeting called to order:**

**Quorum**

Established

**Proof of meeting notice:**

At least 48 hours in advance on website, posted on property at bulletin boards, and sign at entrance to property

**Introduction of new Property Manager:**

Ellyse Vosselmann introduced as Chris Stancil replacement. Her information is posted on property bulletin boards and Web site.

**Meeting minutes:**

Waive reading and approve Minutes from 09.27.23 & 11.09/23 meetings.

Unanimously approved

**Treasurer's Report by Ellyse:**

Delinquencies and Overview of financial balance sheet reviewed and copies available.

**Financial Audit:**

The Audit that was approved at the Annual Board meeting in November by the owners was discussed. A second special assessment will be needed as this Audit was not anticipated in 2024.

**HOA vs Ameri-Tech responsibilities:**

Review of the responsibilities of the Board –office duties, property decisions and rule enforcement. Property

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management is the responsibility of Ameri-tech. Call Ameri-tech with any property issues, when you call the Board they just call Ameri-tech.

**Projects:**

**Southside Dock:**

Renters are to contact the uni's owner, the owner can contact the HOA Board or Ameri-tech in all matters.

**Southside Seawall:**

Repair of the Southside dock is complete.

**Landscaping:**

Coastal Foundations is finishing up the seawall cap and this will be complete by the weekend.

**Southside Balconies:**

Work is being done to landscape the areas at both ends of the seawall. Fill and sod will be going in.

Buildings 1,2,3,6,7 are complete, with building 5 to have the final inspection on Monday. Building 4 is beginning the process. All balconies needed intensive repair.

There was discord and animosity among owners prior to this work being done. A petition was circulated to stop the process. In future it would be to everyone's advantage to get the full scope of any project and the pros and cons from all sides before making a decision.

**Insurance Trust:**

**Arc Requests:**

Depleted, with balance owed to JBolt.

Approved

**Compliance Committee:**

Two requests for floating docks . Motion made.

Board is looking to form a Compliance Committee for assessing fines for violations. Also to have records updated for cars, pets, boats and insurance.

**Adjourned**

**Respectfully submitted by Marti Shannon**

















