

The Moorings Community

April 2025 Hurricane recovery/Town Hall

Date: April 23rd 2025

Time: 11:00am EST

Pete Maloney

Meeting called to order by:

Ameri-Tech: Ellyse Vosselmann, LCAM

Board members in attendance:

Pete Maloney, Rich Sullivan, Donna Houtz, Lisa Moerchan, & Joe Green

OTHERS IN ATTENDANCE:

- Attorney Dan Greenberg
- David Warren – JBolt
- Devan- JBolt
- Jim – Public Adjustor

QUORUM:

Quorum Established

Pete Maloney waived the reading of the minutes from 1/24/25, Joe Green 2nd.

NEW BUSINESS:

- David Warren JBolt
 - Several inspections will be done today

- Regarding sliders, document will be drawn up for each unit with letter from Engineer stating that they need to be replaced.
- Bldgs. 4 & 5 are close to white box could be finished in the next couple of weeks.
- Will be speaking with owners who will be moving forward without JBolt
 - What permits will need to be pulled
 - Making sure they are using licensed contractor
- Paint & Painting included in white box
- Storage closet doors will be covered
- Front doors & Screen doors will be covered
- White box should be finished within 5-6 weeks
- A/C units need to be raised 28 inches per code
- Email will be sent to owners to sign for commitment to JBolt
- Deven – JBolt
 - Mechanical inspections being done on Bldgs. 4, 9 & 10
 - All electrical inspections have been done
 - Plumbing being done in Bldgs. 4, 5, 6, 7 & 9
 - Insulation and Drywall being done in Bldgs. 4 & 5
- Jim Britt – Public Adjustor
 - Initial payment received still needs work regarding amount
 - Files have been sent with breakdown of what has been paid for on each unit
 - Sliders are still an issue for FEMA payment, Carl has finally agreed they should be paid for.
 - Have received about ½ of what payments we expected to have by money
 - On going negotiations for amount to be paid by FEMA/Insurance for each unit.
- Wind Claim:
 - Joe: Per David Warren's estimate given on 4/2/25 roughly \$104,000 worth of damage.
 - HO6 policies will reimburse up to \$2000 with a maximum of \$250 deductible

- This can be used to offset assessment for the wind damage.
- Insurance Money
 - Owners' reimbursement
 - Can not just write checks for this, still working on approved amounts
 - About \$2400 allocated for each unit towards A/C
 - Funds will be released once all negotiations are finished

Meeting adjourned at 12:15pm

All in Favor