

Jan 2, 2026

Moorings Recovery Town Hall (Every Month's First Friday UTC)

Invited [Dan J. Greenberg](#) [Brennan Bosch](#) [Scott Askew](#) [Rich Sullivan](#) [Kelly Creegan](#)
[Eddie Kennedy](#) [Elise Vosselman](#)

Attachments [📎 Moorings Recovery Town Hall \(Every Month's First Friday UTC\)](#)

[📝 Notes by Gemini](#)

Meeting records [📝 Transcript](#)

Summary

Scott Askew confirmed that units are targeted for completion by February 28th, committing to working nights and weekends to meet the deadline, and assured Bill Shadrick that they have accounted for all necessary tasks despite some owner skepticism. Mr. Askew reported that material issues have been cleared, countertop selections are expected for distribution on Monday, and he clarified with Pam Stevens and Tony Balter the processes for drywall repairs, appliance orders, shower work, and determining liability for patchwork, with Mr. Askew deferring the final answer on owner-hired contractors to Dan Greenberg. Participants including Ryan Crist, Tony Balter, Pam Stevens, Jorge Rigau, Cindy Sullivan, and Bill Shadrick discussed specific items like front door replacement, appliance allocations, backsplash tiles, garbage disposals, and the FEMA deadline of March 29th for storm-related expenses, with Mr. Askew also acknowledging the complexity of the "customized" project and the commitment to the moorings.

Details

Notes Length: Standard

- **Construction Timeline and Progress** Scott Askew confirmed that the units are committed to be finished and complete by February 28th, with the clubhouse rebuilding to follow ([00:04:21](#)). They acknowledged a slowdown during the holiday season ([00:05:58](#)) and addressed skepticism regarding the February 28th deadline, assuring Bill Shadrick that they have accounted for all necessary tasks like doors, trim, and electrical work. Mr. Askew stated they have narrowed the project down to two main subcontractors, excluding mechanical, electrical, and plumbing trades, and have incentivized them to meet the deadline without sacrificing quality ([00:11:02](#)).
- **Material and Subcontractor Issues** Scott Askew reported that the issue with the flooring supplier has been cleared, and they are proceeding with the same supplier using existing selections ([00:05:58](#)). They explained that they have sufficient crews, emphasizing that the crew size is not an issue ([00:11:02](#)). Mr. Askew addressed material status, noting that they have made payments for doors for at least 20 units and are staging deliveries to avoid handling a large volume at once, after issues with a previous Home Depot representative ([00:19:48](#)). They also noted that local tile has been ordered and is in stock at the tile contractor's warehouse ([00:21:03](#)).
- **Countertop and Appliances Selections** Scott Askew is expecting countertop selections for distribution on Monday, which will be a simple Google sheet with three options: light, medium, and dark ([00:05:58](#)). Regarding appliances, Mr. Askew stated that the plan is to have a Home Depot or Lowe's representative receive orders in the third week of January ([00:15:03](#)). They clarified that an allocation and budget for appliances exist, and owners going over budget will be charged for the overage or may have the allocation released to them to purchase appliances separately ([00:16:09](#)).
- **Drywall Repair and Cost Estimates** Pam Stevens inquired about the responsibility for electrical-related drywall repairs. Scott Askew stated that the same individual doing the painting and trim work will provide unit-by-unit cost estimates for fixing the drywall damage in the 14 units where electrical work has been completed ([00:24:37](#)). Mr. Askew also mentioned that they are trying to avoid putting overhead and profit on these fixes, just passing through the unit-by-unit cost as if

owners hired the contractor directly, and that the numbers will not be excessive ([00:44:52](#)) ([00:47:11](#)).

- **Countertop Budget Overages** Pam Stevens confirmed that their initial countertop selection with Diamond was abandoned because it "grossly blew the budget," and they are now limited to three quartz selections: light, medium, and dark ([00:27:03](#)).
- **Shower Work and Upgrades** Scott Askew explained that appliances are traditionally the last thing to go in and will follow a rough-out electrical inspection ([00:28:16](#)). Pam Stevens inquired about ordering shower doors for their unit, which is converting a tub to a shower. Mr. Askew noted that the shower pans are scheduled for reinspection on Monday, with actual inspections starting Tuesday or Wednesday ([00:29:28](#)). Ryan Crist clarified that the conversion is already installed, and Ms. Stevens should wait until after the tile installation to call in someone to template for the shower door ([00:33:24](#)). Mr. Askew also mentioned that focusing is on general put-back before the February 28th deadline, and upgrades, while possible, traditionally happen later and can slow down the process ([00:30:32](#)).
- **Sliding Glass Doors and FEMA Deadline** Scott Askew confirmed that they have provided the cost and numbers for sliding glass door replacements to Strategic, who is expected to draft the supplemental claim for insurance. Ryan Crist confirmed that the supplement is being submitted ([00:22:31](#)). Tony Balter noted a FEMA deadline of March 29th for applying for storm-related expenses ([00:35:30](#)). Jorge Rigau brought up an issue with their sliding door lock being broken by the Jbolt contractors, and Ryan Crist offered to take care of the lock issue in the meantime while pursuing the full replacement ([00:57:06](#)).
- **Backsplash Tiles and Responsibility** Tony Balter asked about kitchen backsplash tiles. Scott Askew and Ryan Crist clarified that backsplash is only covered if damaged during countertop removal ([00:36:41](#)). Mr. Askew agreed to follow up with Mr. Greenberg regarding which backsplashes were covered and confirmed that selected backsplash tile will be installed after the cabinets ([00:39:24](#)).
- **Garbage Disposal and Kitchen Sink Replacements** Tony Balter confirmed that garbage disposals will be replaced if they were previously installed, and no selection is needed for the standard model ([00:39:24](#)). Scott Askew believed that the kitchen sinks, likely double or single, have already been ordered ([00:40:38](#)).

- Owner-Hired Patchwork and Liability** Cindy Sullivan asked if owners have the option to hire their own contractors for patchwork ([00:41:49](#)). Scott Askew and Ryan Crist expressed concern about having multiple contractors on site, which could lead to disputes over damaged work ([00:42:56](#)) ([00:44:52](#)). Ultimately, Mr. Askew deferred the definitive answer on whether owners are committed to the current contractor for drywall to Dan Greenberg because drywall is association property ([00:44:00](#)).
- Microwave Replacement and Litigation** Tony Balter inquired about a replacement microwave, which was erroneously thrown away by the original contractor ([00:53:24](#)). Scott Askew confirmed the issue is part of the exhaustive report submitted to Mr. Greenberg, and they are confident some of the costs for erroneously thrown items will be recovered through a planned walk-through and meeting with Jbolt's attorneys on January 6th ([00:54:38](#)).
- Upgrade Invoicing Timeline** Pam Stevens asked about receiving an invoice for upgrades like flooring and shower changes ([00:57:52](#)). Scott Askew estimated that the final invoices for overages will likely be sent sometime in March, after all final bills are paid and unit overages are determined ([00:59:02](#)).
- Appliance Allocations and Budget Communication** Jorge Rigau confirmed that they would be provided with the appliance allocations and budget before the Lowe's or Home Depot representative comes out in the next couple of weeks ([00:50:23](#)) ([00:52:38](#)). Tony Balter confirmed that the appliance order process through Home Depot or Lowe's will include delivery and installation, and the warranty will be directly with the company ([00:53:24](#)).
- Warranties on AC Units** Bill Shadrick asked about warranties on AC units. Scott Askew clarified that, typically, warranties are effective from the date of installation ([01:00:05](#)).
- Warranty and Coverage for Uncontracted Items** Bill Shadrick inquired about the warranty and the coverage of items not specifically under contract, citing the HVAC systems as an example. Scott Askew confirmed that their warranty covers everything they put in, excluding items not specifically under contract, such as the HVAC systems ([01:01:18](#)). Askew further elaborated on the company's commitment to going "above and beyond" what a normal contract entails, which includes replacing thrown-away items like upper cabinets to ensure everybody's match and addressing property loss above four feet, including ceiling fans and lights, which they committed to addressing by February 28th ([01:02:28](#)).

- Unaccounted for Items and Project Complexity** Bill Shadrick raised a specific scenario concerning missing bathroom fixtures, such as a "picket faucet," and asked how such issues would be handled ([01:01:18](#)). Scott Askew acknowledged the circumstances of the project, including items being thrown away that could have been saved, and expressed sympathy for everyone affected, while admitting that some of the actions taken by others did not make sense ([01:03:41](#)). Askew described the project as "customized" and complex, explaining that the need for measurements, such as for countertops and cabinets, contributes to the slowness because their documentation was not in place from the start ([01:06:02](#)). Askew added that they view the condo project's complexity as rivaling that of trauma centers and medical facilities ([01:08:18](#)).
- Front Door Replacement and Budget** Tony Balter asked about the status of the front doors, clarifying if they would be replaced, repainted, or fixed. Scott Askew confirmed that the front doors are being replaced and that they are under contract for them, mentioning the requirement for brown paint on the outside and white on the inside. Bill Shadrick expressed concern about the cost of door replacement due to new codes ([01:04:53](#)). Ryan Crist thanked Shadrick for mentioning the cost fluctuation but confirmed they have enough money budgeted for the front doors. Askew reiterated that they have budgeted and are under contract for the front doors, having already paid deposits ([01:06:02](#)).
- Project Timeline and Commitment** Scott Askew stated that the goal for completion is February 28th and committed to working nights and weekends to achieve this ([01:03:41](#)) ([01:09:55](#)). Askew indicated that at the current stage, speed is a greater concern than cost ([01:10:55](#)). Bill Shadrick and Ryan Crist acknowledged the financial strain, anxiety, and angst the situation has caused owners ([01:09:55](#)). Askew expressed commitment to the moorings and mentioned plans for a celebration "boil" when the project is complete ([01:08:18](#)).
- Team Updates and Appreciation** Bill Shadrick inquired about Mr. Kelly, asking if they were "back in the saddle again," to which Scott Askew confirmed they were. Askew noted that Mr. Kelly is an "invaluable asset" and, along with the board, has been actively pushing for progress ([01:10:55](#)). Scott Askew, Bill Shadrick, and Ryan Crist expressed gratitude and thanks to the participants for their patience and commitment ([01:09:55](#)).

Suggested next steps

- ☐ Scott Askew will distribute the countertop selections on Monday using the same simple Google selection sheet with light, medium, and dark options.
- ☐ Scott Askew will get the Home Depot or Lowe's rep scheduled to come out in the third week of January to receive the appliance orders.
- ☐ Scott Askew will find out if Tony Balter's microwave is on the exhaustive list of miscellaneous items erroneously thrown away by J Bolt before the meeting on January 6th.
- ☐ Scott Askew will get the cost estimate for the drywall fix work for each of the first 14 units that are done with electrical.
- ☐ Tony Balter will get with Eddie about the kitchen sink selection (specifically for a white double sink).
- ☐ Cindy Sullivan will clarify with Dan Greenberg whether owners have the option to do the electrical patchwork themselves or hire their own person.
- ☐ Ryan Crist will take care of the lock issue on Jorge Rigau's sliding door in unit 350.
- ☐ Scott Askew will commit to the group to get them back to their homes with an expected completion date of February 28th.

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