

PRESIDENT/BOARD REPORT - April 8, 2022

INSURANCE PRESENTATION

Anthony De La Torre with PCS Insurance Company gave a presentation at the board meeting on association and unit owners' insurance responsibilities. This information is posted on our website - [mooringscondos.org/Documents/Unit Owner and Association Insurance Responsibilities](http://mooringscondos.org/Documents/Unit%20Owner%20and%20Association%20Insurance%20Responsibilities).

UNIT OWNERS INSURANCE DECLARATION

The board urges everyone to complete and return the homeowners insurance proxy that was mailed to you on 3/8/22. This declaration will require all unit owners to obtain homeowner personal property insurance. The purpose of this requirement is to protect the unit owner from damages occurring to their unit, as well as damages caused by adjoining units which may affect their unit.

There will be an Amendment Change Special Meeting on 4/20/22 at 7:00 to vote on passing the declaration. The meeting agenda will be mailed on Monday. It's also posted on our bulletin boards.

Attached to this email is a copy of the proposed amendment change. The proxy is attached to sign before the 4/20 meeting. You can either sign, scan and email it to themooringscondo@gmail.com, or bring it to the office and slide it through the office door mail slot. We will also accept a readable picture and email it to us.

BALCONIES

Tailored Reconstruction Company contract has been signed, and the building permits have been filed with the city. The repairs will start as soon as the Tarpon Springs building permits are approved, which can take up to 30-60 days. The board will have a community meeting with the contractor before construction is started on the balconies.

MOORINGS SIGN

The sign has been made and the posts are being fabricated. We've received the foundation drawings for the 2 posts from the structure engineer. The final step is to hire a contractor and file a permit to install the posts.

INTERIOR FLOOR REPAIRS

Joann and Zako Tile Company visited the units that reported internal floor damages in March. We are getting a proposal from Zako and estimates from other companies. Final decision will be made in the May/June timeframe to start the repairs.

DRYWALL REPAIRS

Joann and a drywall contractor visited the units that reported drywall damage. We've received a proposal from the contractor and are reviewing it. Final decision will be made in the May/June timeframe to start the repairs

PORCHES/PATIO REPAIRS

The board visited most units that reported porch/patio damages. We are in the process of getting estimates from companies. If you have receipts or estimates for tiles, please email them to us at themooringscondo@gmail.com. Final decision will be made in the May/June timeframe to start the repairs.

POOL

The board is actively getting estimates to refinish the pool and purchasing a pool heater. A decision will be made by the end of April. We are repairing the pool furniture with new vinyl straps as needed. We will also get new tables for the pool area.

SAFETY LIGHTING

We received positive comments about the one parking light fixture that was installed. The board approved to order 27 more poles and lights. They should be here by the end of April. We're also assessing lights that are needed at the end of buildings.

SOUTH SIDE BUILDINGS GUTTERS

Gutter extensions were completed to extend the gutters from the buildings to the seawall for buildings 2 – 7 and partially on building 1.

FINANCE COMMITTEE

The finance committee has changed their meeting dates to as needed or requests from the community. This committee is helping us to prepare next year's budget and review monthly operating and trust fund financials.

LANDSCAPING

Melissa Woodruff, board secretary, is working with the landscaping committee for landscaping ideas. The committee is getting estimates to landscape the front of all buildings and the backside of buildings 1-7. If you would like to serve on this committee, send an email to the board or sign the list on the office door.

An Approval Request Form must be submitted for unit owners who would like to landscape behind buildings 1-7. We need information on the plants and mulch that you will be using. This form is on the mooringscondos.org website under Applications. We will landscape behind the buildings 9-12 when the balcony repairs are completed.

BICYCLES

Per rules and regulations, bicycles are not allowed to be stored on balconies, porch/patios or outside of the units. We are adding a new bicycle rack with a cover in the gazebo area. There are racks behind the clubhouse. Violations notice will be sent out if bicycles are being stored on the porch/balcony areas. Bicycles stored at the racks need to have the owner's name and unit number on their bike, or it will be removed so other owners can store their bikes there.

KAYAKS

Kayaks are only allowed to be stored on the kayak racks. Kayaks cannot be stored in common areas or docked in the canal. We've extended a kayak rack in the gazebo area. A kayak launch is also in the gazebo area. Kayaks must have the owner's name and unit number on their kayak, or it will be removed so other owners can place their kayaks on the racks.

MAY MINGLE – SAVE THE DATE FOR May 15th

We are planning a Ribbon Cutting Ceremony for our new dock on Sunday, May 15th from 4:00pm to 6:00pm in the Gazebo area. We encourage everyone to bring snacks and beverages. We will send out email reminders around the first week in May. We are looking for volunteers to help us with preparation and clean-up. Please send us an email, or let us know if you are interested in helping us with this event.

MOORINGS INFORMATION

Visit www.mooringscondos.org for all documents pertaining to the Moorings including:

- Rules and Regulations
- Insurance Documents
- Architectural Requests
- Clubhouse Requests
- Meeting Agendas

Meeting Minutes
Flood Insurance and other insurance policies

Management Company

Ameri-tech Property Management Company
Chris Stancil, Community Association manager – cstancil@ameritechmail.com
Emergency Maintenance Number is 727-726-8000 ext 405

Moorings email

themooringscondo@gmail.com