

PRESIDENT'S REPORT

AUGUST 2021

As Repairs have reached different stages and conclusions, other projects will be starting. The Sinkhole remediation and Seawall repairs are completed. Engineering reports have been finalized and anyone wishing to read them is more than welcome to contact the office.

The Dock on our North side is finished. The floating dock and recent kayak launch were installed last Friday. It is a beautiful and much needed improvement to the property. We are installing a rubber pad to cushion the seawall cap for ease with the kayak drop. We are currently waiting for the Dock re-permitting approval, and inspections. The Dock is not currently available for use until then. Thank you for your patience.

Balcony/porch Repairs- We are having quite a bit of difficulty finding contractors willing to commit to a project at this time. It seems the construction industry is booming and over booked. We have one bid in, another in progress and a third contractor scheduled to walk the property next week. The project will be prioritized as the North side buildings affected by the seawall will be the first sections to be repaired. The contractor will make the final determination as to the order.

So as we post notices and send certified letters to remain off your balcony and porch area, it is for your safety. If you have a tenant, please inform the tenant. It should be posted in the lease agreement also, excluding the Association of being liable.

Updates will continue to post on our bulletin boards and as Announcements on our webpage.

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Pool updates- We are all anxiously awaiting the opening of our new pool renovation. The City of Tarpon Springs has issued a "stop work order" upon inspection that the pool company has been working without the proper permits. This is something the Board has no involvement in.

We will notify everyone when we are ready to go with the City's seal of approval. This has been a longer than usual process as the crew had staffing issues related to Covid. We appreciate your patience during this exceptionally hot and humid summer.

Entrance Sign- Our signed contract and partial payment has been made. Joann will be working with the contractor for permitting and install.

Termites- All termite interior dry wood inspections were completed on August 19, 2021. Thank you to all homeowners who were available. (A special thank you to Joann for accompanying the inspector in the other units). *On entering two units it was found that the electric was off. This promotes bugs and rodents. Recommendations from Pest guard are your air should be left at 75" when you are away. Bugs do not like cool air. They gravitate toward warm, humid climates to breed. **Subterranean Contracts-** The community has a subterranean contract for buildings 1, 4 & 6, but for no other buildings. In Florida, it is a necessary cost to prevent the invasion of termites. We have a proposal for all buildings and boosters for the contracted buildings. It has been highly recommended that we service the buildings after we have had our sinkhole remediation. There has been a major disturbance of earth around each building, possibly increasing termite activity. We will notify the community when Pest guard will be onsite.

Next stage improvements and Landscaping- We are working hard to save money and do the repairs in stages. Necessary (prioritized) Balconies, extended patios, sidewalks, AC pads, drainage and irrigation will be addressed before beautification. EX: We are not going to lay Sod and then have irrigation tear it up for sprinklers. We have lighting and safety concerns, would like to power wash all our buildings, make cement repairs to areas at seawall that need it, reseal our blacktop etc. Bear with us!

Our community is 45 (+) years old. The "wish list" goes on and on. In the real world we work with a limited budget. We have ordered a **reserve study** to help us allocate funds for our next year's budget. While repairs continue, we will do our best to mind the money. Insurance will always be a huge concern as FEMA increased flood insurance at 18% per year for the past 3 years. We have to remind ourselves that we are blessed with a peninsula surrounded by water: Beautiful, but costly.

Landscaping- This seems to be a hot subject as people want to beautify in front or back of their units. This is common space and you do not own your outdoor garden areas. It is maintained by the Association. While work is continuing, we ask that you do not take it upon yourself to plant bushes and trees. They will be removed. There are certain plants that are invasive and have been removed. Please do not put excessive potted plants throughout the garden beds. This makes more work for the landscaping company. If you use a hose or have a chair sitting outside in the common areas, please return it to its proper place. They will mow around it. They are not responsible to roll up the hoses. Landscaping improvements and mulch will be the final stage in our repair. Again, we will be fixing cement and power washing before mulch.

Interior damage list- Thank you to everyone for your pictures and lists. Pam has been kind enough to volunteer to take on this tedious and tremendous task. She is in the process of organization. We will keep you informed. Please be patient.

****** For clarification purposes we are listing the balcony repairs and porch repairs as exterior "Balcony/porch." Your patio, if you have an extended patio outside of your attached porch, it will be labeled as "extended patio"

Rules & Regulations- Chris is in charge of the violations in the community. If there is anyone that needs to review the rules and regulations for the community, please feel free to ask for a hard copy or visit our web page, under documents. Each and every one of us, at purchase application was given the R&R's.

1) ARC- Before any architectural changes can be made and ARC application must be submitted and approved. This includes exterior door and window replacements, AC units.

2) Leasing- Please follow the checklist provided on our webpage before submitting a lease agreement. If it is incomplete, it holds up your application. Your lease should also include, if you are on the North side that the balconies/porches are off limits until they are repaired.

Rental policy- In 2020, the community approved a Declaration change to limit the amount of rental units in the community to 15%. We are currently at the limit. We had no one for a waiting list until a few weeks ago. The Board, with the assistance of our attorney, Dan Greenberg has put a policy in place to accompany the Declaration change. The community will receive the policy via regular US Mail from Ameritech. Please look for it shortly. A copy will also be online at our **webpage**. mooringscondos.org

Future Amendment changes- the community has had costly issues in the past with unit owners not having a homeowners policy in effect. When a problem occurs, it is the entire community that absorbs the cost. All owners will be required to have a HO-6 policy in place and proof on file. Look for the Declaration change in our annual meeting packet in October.

Sales- we currently have 5 units for sale, 2 are pending with closings shortly.

WELCOME- Approved and appointed last month to the Board of Directors is Pam Stevens and Joann Hernandez. Thank you ladies for volunteering! The effort for teamwork has been amazing! Vicki and I appreciate it deeply.

Thank you, Karen