

THE GOOD, THE BAD AND THE UGLY THE MOORINGS 2018

Dear Moorings Homeowners,

It has been a pleasure and an eye opening experience to be a member of the Board and President representing this community. There have been many changes and much news to report. Hopefully, you have all kept up with the monthly President's Report." If not, please see our new webpage: themooringscondominium.com. The "s" has been deleted off of condominium because our domain was registered under an old board members name and we were unable to transfer it before it expired. You will be able to access minutes, and pertinent info.

I am requesting that everyone please update their contact information in case of an emergency. We need a phone number and an email address. For some residents we only have a mailing address. This is unacceptable as it leaves us helpless and you in the dark. We make a habit of posting everything on our three bulletin boards. Please check them daily.

All watercraft must be registered and insured to be on the property. Please submit your yearly renewal to the office. Your bicycles and kayaks must clearly be labeled with your name and unit number. It must be visible to us on a walk by inspection please.

Irrigation is repaired. We currently have service to 100% of our property.

We have finally located and mapped out our exterior water mains for all buildings. Thank you to Nick Dowling for all your hard work. Some of our exterior shutoffs leak and others are inoperable leaving us all vulnerable. With no other choice and expense, we are replacing the exterior shutoffs properly. Building 9,7 and 4 all have had leaking mains unidentified for quite sometime. B9 and 7 are repaired. B4 will be done next week. B1 & 12 do not shut off completely. These repairs come with age.

While doing interior inspections we have noticed that quite a few units DONOT have individual interior water shutoffs. We just experienced a problem and a mess. I am not speaking of your hot water shutoff but your entire unit shutoff. Hot water heaters need replacement if they are over 10 years old. It will be mandatory that ALL units have an operable interior shutoff. Please be considerate, there have been events where snowbird apts. have had no one check their units and it has caused significant damage to their neighbors unit. Please make sure you leave a key with someone you trust and an Emergency contact with us.

Gutters and downspouts have all been thoroughly cleaned this year.

Our maintenance man resigned last February and my husband John has kindly stepped up and volunteered as a replacement for the remainder of the year to save our community so much money. Mulch/ grounds keeping has been making its way around all buildings with the help of our few and mighty volunteers who have managed to improve the appearance of our neighborhood. They faithfully show up to help John and I. The crew has made our property look beautiful, our plants are flourishing and compliments come in daily also increasing our real estate value.

The grounds have been long neglected and without irrigation to 3/4's of this place it was truly visible. There is still much to do, a work in progress for sure. Thank you again to all those volunteers.

A special thank you to Cindy Beard, Building 4 who not only sponsored our main entry flowers for quite some time, but maintains them as well. If you see her, thank her. Her green thumb is evident as we see beauty around the pool area also. Thank you to all who have donated to these beautiful flowers also.

Of course we are all aware of B 10 and its current issues. Nov. 2, 2018, all party's will be on the grounds to walk the property. (ACI), American Coastal Ins. Co., Our Attorney's Corless Barfield and the Neutral Negotiator assigned from Tallahassee. They will have the opportunity to view this mess firsthand. I wish I could speed up the process but it was already out of my hands when I became President. I can only do my best to keep you informed and will continue to do so.

Our clubhouse/pool/saunas are our only real amenities here at the Moorings. Our clubhouse has not seen any renovation and is original to the property. Our pool has not been heated for years and very few remember the saunas working or even know they exist. My goal is to renovate and restore the beauty to all. Unfortunately, we've had issues take priority over a heated pool and updated clubhouse. Renovation to the clubhouse were to be paint, new flooring and some updated furniture. We have received a very large screen TV donated by Joe Farmer, and a second donated by Mario and Joann Hernandez. Thank you to both. The kitchen is old, peeling particle board cabinets that are original and in poor condition. Reality is this needs updating also. During the first week in October our ceiling in the clubhouse fell down. Thankfully it was not while the room was filled the day before for our monthly meeting. This is an expense that is not planned for. The A/C in the clubhouse is original. Sometimes it works and sometimes it doesn't. But I can assure you, it does manage to give us a substantial electric bill each month. While the ceiling is down, it would be cost effective to replace the 1976 dinosaur with an new smaller energy efficient unit. (Another unaccounted for expense). Let's face it, old is old. Work has been delayed for now. We want to do it right one time and not be pennywise and dollar foolish. What started out to be a little DIY project has turned into a renovation.

Our budget next year will include pool updates. Look for future improvements.

Termite inspections were completed and we are requesting that 5 buildings be tented this fall. The board has decided that Any building that has 4 or more units showing "evidence" of any kind, be tented as a treatment/preventative. The contract with Pestguard gives us this service at no added expense to us. There maybe a slight inconvenience to some of us but well worth it in the end.

Trex decking is our biggest improvement this year. Estimates of replacing our dangerous dock with wood came in at over \$129k, we will be able to completely replace the wood with a 30 yr. warranty trex decking for less than \$60k. not including labor. One contractor is paid, John is a volunteer. Anyone willing to assist our contractor while he is on board (haha) will not be turned away. The job is not going as fast as some would like but with a savings of \$70k, I can't see anyone complaining about saving our community that much money. With hot weather subsiding, we should start moving a little faster. Waste management will be paying for the new fencing at our dumpsters. Their negligence is our reward.

Landscape lighting to our flagpole and island is a beautiful addition to the community. We also added additional landscape lighting to the clubhouse entry. Our hopes are to replace the ugly utility type lamp posts we have on the grounds. We have replaced all exterior floodlights with LED's and any that have seen better days will be replaced shortly.

Another kayak rack is coming and so is a new bike rack to the gazebo area.

Our Sunday Afternoon Mingles have been a huge success. We have a full house every month. What a pleasure it is to meet and laugh and break bread with all our new friends. Please join us. We always post on our bulletin boards in advance. It is a potluck, bring a dish and provide your own beverage. Thank you to Mel and Rick Krider for always decorating beautifully.

Future notes:

Some resident's have suggested an interest in the following:

Scooters- there would be strict rules

Horseshoe/Bocce court at gazebo area

Changing the Documents back to: the rule that the age requirement is 16yrs. old and above. Anyone already here would be grandfathered. This is not making it a 55 and over community at all.

I believe some of these would have to be a community vote to be approved. So if you get anything in the mail in the future, I urge you to read it and not throw it away. Send back your vote, we need to keep community input going at all times. Remember a vote not returned is considered a "NO" so if you are interested, return your paperwork.

Last but not least, I would like to thank the Board members who volunteered to help me transition this year into this role. Special thanks to Vicki Zajack who has been my side and a great friend. Management, Nancy Lucas who keeps me on track and tells me what I can and can not do in one budgeted year, thank you.

We have an awesome little jewel as I've said before. Lets bring this place back to its grandeur. We all deserve this little piece of paradise.

Thank you for all your support and encouragement,
Karen Cleary, President