

## **PRESIDENT/BOARD REPORT – December 20, 2022**

### **NEW BOARD MEMBERS**

The Board of Directors would like to introduce our new board members effective November 11, 2022. The new members are Dave Arden, Vice President; Bob Shannon, Treasurer, and Pete Maloney, Director. Pam Stevens will remain on the board as president until March 31, 2023. Joann Hernandez is resigning from the board effective December 31, 2022. We still need one more person to serve on the board.

### **UNIT OWNERS INSURANCE DECLARATION**

The homeowner's insurance declaration proxy was passed on June 1, 2022. Ameritech mailed letters on July 8th stating all unit owners must have condominium insurance (HO-6) policies by December 1, 2022. The board is giving a grace period to obtain an HO-6 policy by February 1, 2023. You or your insurance agent can email them to Ameritech at [mooringsinsurance@gmail.com](mailto:mooringsinsurance@gmail.com). The roof replacements should help reduce your policy.

Owners have asked when they can get proof of the Roofing Certificate of Completion and the Wind Mitigation reports for HO-6 insurance renewal policies. The roofing company is submitting a Certificate of Completion as they complete each building. The Wind Mitigation reports will be completed after all the buildings have new roofs. According to our association insurance agent, if you have already paid your yearly insurance premium, you can send a copy of the new wind mitigation report to your insurance agent. Your insurance company should give you a partial refund. Please follow-up with your insurance company with questions regarding the roof replacements.

### **FLOOD INSURANCE**

The association renewed our flood insurance on December 8<sup>th</sup>. We are getting emails from owners that their insurance company needs a copy of the renewal. The new policies are on the [mooringscondos.org](http://mooringscondos.org) website on the Documents webpage, under Flood Insurance listed by building. If you have questions, send an email with your unit number to Chad Yager ([cyager@pcsins.com](mailto:cyager@pcsins.com)).

### **BALCONIES**

Balconies for 10 and 12 are completed. Building 11 is scheduled to be completed by 12/30. Scaffolds are in place on Building 9. The estimated completion date is 1/30/23. A detailed email will be sent with schedule changes and other information as needed to owners in those buildings. Tailored workers will be on vacation beginning Wednesday afternoon, 12/22 through Monday, 12/26.

### **ROOF REPLACEMENT**

New roofs have been completed for buildings 4 – 7. Roof replacement for building 3 will begin on 1/3/22. They have been completing each building in a week because of good weather. More information will be sent to owners in buildings 3, 2 and 1 as we get closer to the date of roof replacements. After those buildings are completed, replacements will start on buildings 10, 11 and 12. Roof replacement for building 9 will start as soon as building 9 balconies repairs are completed.

### **2023 ASSOCIATION DUES**

Starting January 1<sup>st</sup> monthly dues are as follows: 1 bedroom, 1 bath is \$501.56; 2 bedrooms, 1 bath is \$587.60; 2 bedrooms, 2 baths is \$676.60; 3 bedrooms, 2 baths is \$775.92.

Owners should have received their 2023 coupon books for payments. If you have not received it, contact our association manager, Chris Stancil ([cstancil@ameritechmail.com](mailto:cstancil@ameritechmail.com)) or call him at 727-726-8000, ext. 405.

If you are using an automatic draft from the association's bank, the new fees will automatically be drafted in January. If your bank is drafting your fees, you need to contact them to set-up the new payment. The association will not charge late fees for January.

#### **DRYWALL REPAIRS**

Drywall repairs have been completed for all units that reported damage. We have started sending paint reimbursement checks to owners that gave us a receipt. We will send out the other checks in January. An email will be sent to owners verifying their mailing address and when checks are ready to be mailed.

#### **INTERIOR FLOOR REPAIRS**

Interior flooring repairs should be completed by January. We will refund owners that gave us a receipt or a release form by the second week in January. An email will be sent to owners verifying their mailing address to send payment and when checks are ready to be mailed.

#### **PORCHES/PATIO REPAIRS**

We have started on porch and patio repairs for buildings 1 – 7. Porch repairs for building 9 - 12 will be repaired after each building is complete and screens have been replaced. The association is paying \$2.00 per square foot that includes grout for 60 sq. ft. for a total of \$120 for the porch. Zakos is removing the old tile and laying the new tile. Reimbursement checks for \$120 will be sent in January if we have received a receipt. You need to submit a receipt before we can schedule your repair or let us know if you do not want reimbursement for your tiles. You can email a copy of your receipt to [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com) or place it in an envelope and slide it through the office door mail slot. Make sure you put your name on the receipt. We need all receipts by February 1st.

#### **OWNER REIMBURSEMENTS**

We began sending reimbursements for drywall paint in December. All other reimbursements will be submitted in January if we have a receipt. Emails will be sent to each owner verifying their correct mailing address to send the check and when it has been submitted for payment. We need porch receipts no later than February 1<sup>st</sup>.

#### **LANDSCAPING/SPRINKLER SYSTEM**

As soon as building 9 is completed, we will begin landscaping the back of the north side. Dave Ardman will be the landscaping committee chair to begin landscape planning for that area. People have volunteered to be on the landscaping committee to make recommendations to the board for all areas of the property. He has already received people's names who would like to serve on this committee. If you would like to be on the committee, please send an email to [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com)

An Approval Request Form must be submitted to the board for unit owners who would like to plant in their approved areas. We need information on what you want to plant. Coco brown mulch must be used around the plants. This form is on the [mooingscondos.org](http://mooingscondos.org) website under Applications.

#### **SOUTH SIDE SEAWALL REPAIR**

The engineering firm has completed the seawall planning report. They are now getting bids from several companies for us. This project will probably start in the spring. We are repairing areas of the seawall and dock where it is a safety hazard.

### **CRIME WATCH**

Theft has become a major problem for all neighborhoods in Tarpons Springs. We urge everyone to lock your car doors and unit doors at all times. We recommend that owners store bikes in their units if they are away for an extended period. Bikes and kayaks should also be locked to railings. Even though we have security cameras, people are good at hiding their faces so we cannot identify them. The Tarpon Springs police department phone number is 727-938-2849.

### **DUMPSTERS**

Only trash and garbage are allowed in the two parking lot dumpsters. Small household items such as small appliances, ceiling fans, etc. are not allowed in the dumpsters. Only broken down cardboard boxes and paper are allowed in the recycle bin. Security cameras are placed in those areas. Tarpon Springs recycling centers are located at 1023 Gulf Rd. and 898 South Lewis Ave. Their number is 727-943-4837. Waste Management will not pick up trash on Christmas day and January 1<sup>st</sup>. Our dumpsters are emptied on Mondays and Thursdays.

We're going to have a lot of boxes thrown out over the Christmas holidays. Boxes must be broken down and placed in the small recycle bin by the gazebo. No other trash is allowed in the recycle bin. Please be respectful to other unit owners and break down your boxes so there will be enough room for others to place their boxes in the bin.

### **BOARD OF DIRECTORS HOLIDAYS SCHEDULE**

The board of directors will be on vacation from December 20, 2022 to January 3, 2023. All emails sent to [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com) will receive an automatic email reply that the board is on vacation. Follow-up emails will be replied to in the first week in January. Ameritech Management Company is closed on Friday 12/23 through Monday 12/25 and 12/31 through 1/3/23. Chris Stancil will be on vacation from 12/28 through 1/3/23. Call Ameritech's emergency number for urgent repairs or problems.

### **EMERGENCY REPAIRS**

Ameritech's 24 hours emergency number is 727-726-8000, ext. 405. Leave a voicemail, and they will immediately call you back. They handle all emergencies such as plumbing and electrical problems.

### **CONTACTS INFORMATION**

The Moorings email is [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com)

Go to [www.Mooringscondos.org](http://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](mailto:cstancil@ameritechmail.com)

Emergency Maintenance Number is 727-726-8000 ext 405

Tarpon Springs police department - 727-938-2849