

## **PRESIDENT'S REPORT**

**FEBRUARY 24, 2021**

I never completed a President's report for the end of 2020; maybe I was glad to see it end. Covid-19 changed the community, the state and the world. We no longer had in house board meetings, our monthly mingles or holiday parties. Our only saving grace was settling the insurance claim, meeting with contractors and starting our long overdue repairs.

### **Sinkhole repair update:**

Buildings 12, 11 and 10 have been completed and signed off on by the Engineer. The Final Reports are available for any resident wishing to read it at the office. Please make an appointment. Buildings 9&7 have been completed, we are waiting for the final report. A/C units will still need to be addressed.

### **This week:**

Helicon is actively grouting Building 4 & Installing Injection piers and pushing pipe at Building 3.

All Core drilling has been completed on the entire property. Helicon will be scheduling the chemical grouting at Buildings 6, 5 & 4 on March 11, 12 & 15. \*\*\* Please be aware there will be NO parking in front of those buildings at that time.

There has been damage to the grounds and porches/patios. We are aware. Please be patient and we will deal with this later on. I do want you to make document or take pictures of any changes inside your unit AFTER the repair. Remember, we have documentation and photos of cracks etc. completed by the engineering companies before the insurance settlement. Feel free to email them to us at [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com).

### **Seawall update:**

The seawall has been running as planned with sections A & B have new wall and caps.

We have hit a hurdle at building 10. The old faulty repair is preventing us from installing new seawall sheets in front of the old as there is cement buried at the footings. We cannot get the necessary equipment under the bridge to break the cement and the ground will not tolerate heavy equipment. The Marine engineer and Tampa Dock are working on a solution as we speak. A change order \$\$ is coming. We will keep you updated. Meanwhile the wall will continue with the second stages behind B12 & 11 for now.

### **Water mains:**

The water mains at B's 3 & 6 have been updated. B4 had an emergency repair r/t hose spigots put in beyond the water main shutoff. There is now a connector to shutoff the hoses if need be. B12 had an emergency hose repair r/t an underground crushed pipe.

During the current repairs, if you see any water leaks, please contact Chris, our manager at

(727)-726-8000 ext. 405 or email: [cstancil@ameritechmail.com](mailto:cstancil@ameritechmail.com)

**POOL-** Our pool basin is in need of repair. We received a report that the rust at the base of the pool is **actually rebar showing through. We had increased our pool/clubhouse reserve to deal with the** inevitable. We currently have \$30k + saved. Our contract with Helicon has a \$50k credit toward pool and surrounding area repairs. We are actively interviewing pool contractors. We will keep you updated. As for now the pool remains closed as Injection piers and grouting are taking place at the office and **clubhouse.**

**Pool Pavers-** Our pool pavers are old and some in poor condition. When Helicon repaired the sinkhole at the pool, they damaged tile and the placement was never the same. With that happening, Helicon's credit for renovation became our benefit. Chris placed an AD for free pool pavers if you remove. Our first caller came and took them all. A deal was had on both ends. The cost of removal by the pool contractor's was \$8700. What a savings \$\$

**Entrance sign-** We have been working with John Weber, local sign maker for a new sign at our entrance. We are waiting for pricing. We will keep you updated.

**Waste mgmt claim** Just months after our new dumpster fencing was installed, our trash man has damaged our doors at B10's dumpster. We have an estimate to repair and hope to have it approved and repaired shortly.

**Garbage** A reminder to all that no furniture, doors, mattresses or large household items can be put in the dumpsters. Please close all your trash bags tight to avoid our squirrels and rats from returning. Be considerate and throw your bags to the back of the dumpster as to not block the black sliding door. **The trash piles up in front quickly.**

**Webpage/Notices** We obviously have a lot of things going on here at the Moorings. Our repairs sometimes have last minute change orders. Please check our bulletin boards daily and visit our webpage for updates, announcements, all forms, documents, declarations and rules and regulations.

It is the New Year and we are asking that everyone supply copies of their **Boat** registrations and current insurance. A boat that is not current will be towed at the owner's expense. **Pet** vaccination updates also. IF you change a **vehicle** and transfer your "M" parking sticker, you **MUST** notify the office. A car that does not match the sticker ID runs the possibility of being towed.

**Declaration change** has been documented and recorded by our attorney. Each resident will be receiving a copy by mail.

**D/O insurance** increase- Our directors and Officer's insurance deductible has gone from \$2500 to \$15k. This is related to two homeowners who had brought suits against the Board. One dismissed and one paid.

**Gutters** estimates are in for gutters for all twelve buildings front and back. We will be voting on that this evening. Work will be started according to building repair status.

**Sales** There are currently 3 units on the market with no new sales.

**Loss** Please pray for Hilda and the Diaz family as we have lost our dear friend Ray this past month.

He was a character, always smiling and he will be missed.

**Maintenance man** The Board has hired a part time maintenance man. Mr. Emmet McKinnely started Monday Feb. 15<sup>th</sup>. Emmett will be here 20 hours a week. He will be working for the association on the common property. Please do not ask him for personal favors or repairs.

I want to say a Special thank **John Cleary** for volunteering a lot more than 20 hours a week for the past 4 years. John has saved the salary combined for the community totaling \$56k+. I'm sure John might putter around and still be active in the community he loves so much. If you see him, thank him. He has helped us so much. We have been able to use that money to make so many needed repairs instead of having assessments.

Thank you to all who have been so supportive to the Board of Directors this past year. We have worked hard to save this community money in 2020.

Looking forward to a New look for 2021

Best regards,

Karen Cleary