



450 Moorings Cove Drive, Tarpon Springs, Florida 34689
themooringscondo@gmail.com (727)-741-5451

January 15, 2020

PRESIDENT'S REPORT

HAPPY NEW YEAR TO ALL!

New Year Reminder-

Board Meetings DATE changes-

For 2020 will be the third Wednesday of every Month.
The First meeting is January 15, 2020 @ 7pm
This is a Homeowner attended meeting and hope that more of you will attend.

Manager: Ashley Moore is on an extended medical leave and we wish her well. Please note the following change. Our new manager will be Keith Phillips. Keith can be reached at (727)- 726- 8000 ext. 346. His email is: kphillips@ameritechmail.com
If you have any maintenance requests/grievances please email or fill out a form for Keith and be sure to include your name and unit number. Any grievance not signed will not be addressed.

WEBPAGE: mooringscondos.org

The old website is still up from M&A. There is no current information added. We will have this new site up to date weekly as to all pertinent news. Please check it often. We will have anything urgent posted in Red for your convenience. For example, the Engineering inspections for this past week are posted in Red and show up first in announcements.

The Flood Declarations pages for your units are also posted for your convenience. We plan on posting mingles, meetings, and events in the community online as well as our three bulletin boards.

WATER SHUTOFFS

The Board of Directors would like to remind you that in the Moorings Rules and Regulation changes made in early 2019, all interior water main shutoffs will be required to be changed from a gate valve to a brass ball half turn valve. Our water shutoffs are old and in some units non existent. We have had some serious water damage in the past and would like to prevent any in the future. We were hoping that in 2019 unit owners would have started to make the necessary plumbing changes and in October 2019 Board Meeting set a deadline for January 31, 2020 for unit inspections. This has to be extended for the snowbirds. Our new inspection will be April 1, 2020. When you have made the update, please contact a board member for our records. All units will also need to have the necessary requirement of smoke alarms. The TSFD will be happy to provide installation if needed.

INSURANCE- Our open insurance claim is still in the engineering sit down stage. I understand the frustrations especially now that the dock and seawall behind buildings 9-12 are completely off limits. We will be moving boats within the next few weeks. We originally set a date for today, Jan.15th to have everyone relocated. Unfortunately, we need to get the trex in place in some areas before we can start. You will be given PLENTY of advanced notice when we will schedule your move. Please do not take it upon yourself to move your watercraft. Bill will be on hand to secure your whip brackets securely to the new trex. Make sure you have the right size hardware available. There is a low area behind building 2 that no boats will go. All kayaks beside building 9 should be moved by now. Please relocate your kayak to the gazebo racks by tomorrow.

The seawall and dock behind 9-12 will be roped off and no one will be permitted in this area. This is a huge liability and we ask that you respect it. Building 10 residents have been asked to stay off the back porches, patios and grassy area. Please comply as we want no one injured.

Boat Registrations and current Insurance cards must be on file for your boat to be on the property. Your Boat registration ID must be visible on your watercraft. Your whips and ladders must be identified with your unit numbers.

All **Kayaks** must have identification visible for all to see while stored. Some have faded so please check.

Everyone should have the new **visitor passes** by now. The yellow hangtags are no longer valid. You as a homeowner/tenant are responsible for the parking visitor pass and supply it to your overnight guest. If you lose them, there will be a charge for new ones. You will receive a warning before you are towed, giving you every chance to interrupt the tow.

Landlords- You are responsible to communicate with your tenant when you receive important news or notifications of any kind. For example, during the last termite inspection/tenting there were too many tenants unaware and unprepared for us.

Pets- up to date vaccination forms and pet forms must be on file in the office.

All pets should be on a leash. Visiting pets are not allowed on the grounds. Please clean up after your pet as this continues to be an issue. Please report offenders to the office!

There should be no one leaving bowls of food/water outside for neighboring strays. We have controlled the Rat population \$\$ and we do not want them back!

Break in In October, we had Squatters break in to the sliding glass doors of a First floor unit in Building 11. They were able to unscrew the bolts that secured the stationary door and gain access. They only used the back for ingress and egress going unnoticed, mainly at night. If it weren't for an alert neighbor hearing unusual noises during the early morning hours we have no idea how long they could have stayed. They were arrested but not before causing damage and theft of property. Police barged through a barricaded front door to find drugs, needles and the unit owner's belongings bagged and ready at the door. The unit was vandalized extensively.

We have to be vigilant and aware of our surroundings. Someone obviously knew that the owners were snowbirds and the unit was unoccupied. Please leave lights on a timer, have a neighbor check on your unit from time to time. There was no outside furniture on the enclosed porch and the unit looked vacant.

We have a community watch program here and you are welcome to attend an upcoming meeting. We will put notice out when the Tarpon Springs Officer will be here.

If you see something unusual for our community, please feel free to call someone. The manager or any board member will check on it. We have had strange cars parked here and they have been towed. **KEYS Please** supply the Office with an **Emergency Key** for our lockbox. There are a few missing and we will notify you.

POOL USE- Please return your chairs to their proper position when you exit the pool area. Close your umbrella and remove your trash. This is not a resort and we do not have a cabana boy here to pick up after you. It should be left as you would want it next time you visit. Our bathrooms have undergone a small facelift. Thank you to Jane Banton and Donna Houtz for taking on the repainting task. We had the tile floors steam cleaned and grout sealed. What an overall improvement and we thank you all...

Please respect the rules. We have gone in to sink faucets left running. Please shut the lights and close the door when you leave. Please do not leave magazines in the bathrooms or on our newspaper stand.

Thanks to Mario and Joann Hernandez for their plant contributions at poolside. Not only did they donate the trees/plants, they planted them and maintain them for us.

RECYCLE: This is always an issue. Please break down your cardboard. Plastic supermarket bags are not recyclable and should be put in our trash bin. NO FOOD should be in this bin. Pizza boxes are prohibited also. No toys, furniture, ceiling fans, doors etc. should be thrown inside the bin OR LEFT OUTSIDE. When you leave it outside the Bin, one of us in the community has to MOVE IT. Please be considerate.

Garbage Dumpsters- Very shortly into the year we will be replacing the fencing and lifting the dumpsters onto a cement pad. We ask that you please CLOSE your garbage bags before you throw them into the dumpster. Open bags are an invitation to rodents. We battle to control the Rats, squirrels, mice and Bugs at our trash sites. If we work together, we can keep them from returning.

Cigarettes- Please pick up your butts. Our community is not your ashtray. There has been an increase of cigarette butts around certain areas lately. It looks trashy especially when we are trying hard to maintain the grounds.

BIKE RACKS- There are bicycles on the racks that are not labeled. All must have your name or unit number on them (visible upon inspection) There is a shortage of space for bikes right now if your bikes are not being used, we ask that you remove it and make space for those who do ride. If they are not identifiable, they will be removed. Please lock your bikes, and remove your valuables. We have had a bike seat stolen and they came back for the pole. We will be extending the bike rack at the Gazebo area this year and already have the approval for a larger rack. There will be notice enough to move your bikes once construction starts. Check our bulletin boards for updates.

New Years Eve mingle-

A fun time was had by all. Thank you to those who helped set up and clean up.

Mingles- Our Sunday afternoon (4-6pm) dinner mingles will resume again in **February**.

SUPERBOWL, FEB. 2 PARTY. check the bulletin boards for details.

OFFICE - renovation was completed just before the New Year. I want to thank Marti Shannon for taking on this task as a surprise to me before I returned. Everything is beautiful and clean. Expense was kept to a minimum and our community of Volunteers did a fantastic job. Special thanks to Marti, Donna Houtz, Mary Streich, Bill Friend, Scott Streich, Mark Smiley and Rick Krider. If you haven't seen the improvements, please stop by. I'm a firm believer that you are more productive in a clean healthy environment and we can all agree that the clubhouse and office were long overdue.

Landscaping - contract for landscaping will be approved this evening for the 2020 year. We will also address the large Oak Tree trimming as they need to be cut from hanging over the buildings, dock and parking lot.

Signs-We are currently working with signmakers for different designs and materials that would best suit the community. We will keep you posted.

Attorney Fees-

Electric car charger update- We had a mediation but could not reach a settlement so the arbitration is over. We might still be sued in local court but that remains to be seen.

Our attorney fees to date are:

Dan Greenberg fees \$5,800

Conroy Simberg fees \$24,586.50, deductible \$10k

30,386.50 not including deductible

Trex decking continues this week. The boards were back ordered, as is the mulch. We will coordinate trex replacements with the movement of boats. If you are willing to give a few hours to help Bill on the dock work, you need not have experience. You will be handing boards to him so it is less up and down for him. This makes the job go a little faster and saves Bills knees. Volunteers needed for Saturday and Sunday 8-12. Meet Bill in back of building 4. If you would like to give the office notice that you'll be there, that would be greatly appreciated. Every little bit of help goes a long way and we thank you.

LOSS- Clifford Rodd- Last week we lost a very sweet member of our community unexpectedly. Cliff and Jane have only been with us for a short time but their presence was larger than life. Their ballroom dance moves captivated us and were envied by all. Our prayers are with Jane and her family as we all mourn the loss of our blue eyed friend.

PRAYERS- Please keep our dear neighbors Jack Ennis, Joe Genna and Basil Demy in your prayers as each one is going through a difficult time right now. We love you all and wish you only the best.

Elections- Thank you to all of you who submitted your voting ballots. This was an unbelievable amount of support for us all. We will continue to work hard to improve the community and keep you informed. We welcome Toni Perkins with open arms. Toni will be in charge of our forensic audit. Her banking experience will come in handy.

The Board would also like to thank the other candidates for taking the initiative to run for the board.

There will be a sign up sheet for our committees next month. Won't you consider helping us?

I personally would like to thank my fellow Board members and the community for their support. We need to run this as a business and still try to preserve friendships. Balancing both is not as easy as it looks and I appreciate you all.

Regards, Karen