

**DOCK**

The dock opened in December 2021. Current owners who have boats were moved back to the north side. There are a few boat slips available. When all slips are taken, owners will be placed on the waiting list. If you don't have a boat, you will have 30 days to purchase a boat to reserve a boat slip. Emmett will install whips and ladders. Send email to [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com) to be placed on the waiting list.

**POWERWASHING**

All buildings, decks and south side seawall were power washed in December 2021.

**SPECTRUM CABLE**

Spectrum's new cable and internet package that is included in your monthly dues is effective January 31<sup>st</sup>. This package includes the TV platinum channels, one cable box and one dvr box. Wi-Fi is included, and you will get a new modem and router. Spectrum mailed a letter with instructions on 1/30/22. If needed, Spectrum will send a technician to install the equipment. After January 31<sup>st</sup>, you can call 1-855-326-5115 for more information and have your equipment delivered to you.

**SIDEWALKS**

JKC Custom Concrete will be repairing the sidewalks in front of the buildings to the main sidewalks February 7<sup>th</sup>-11<sup>th</sup>. They will also repair the main sidewalks that are a safety hazard. Flyers will be taped on doors and emails will be sent with details.

**PORCHES/PATIOS**

We announced at the board meeting that JKC will pour a regulation size concrete patio for owners needing repairs and at cost for owners who would like a patio on the south side when they are here to repair the sidewalks. After a meeting with the company owner again, we decided that it is better for them to come back after the balcony repairs so they can do both the south and north sides at the same time. In the next few weeks, we will set-up a time to visit each owner's unit to discuss repairs that are needed.

**INTERNAL REPAIRS**

Drywall/ Ceiling repairs due to sinkhole remediation will begin after the final contract is approved for a vendor to start the repairs. We will set-up a time to visit each owner's unit to discuss repairs that are needed.

## **BALCONIES**

The structural engineer is completing his project manual by the first week in February. Tailored Reconstruction will review it and give us a start date. The projected time to start the repairs is in the February/March timeframe.

## **MOORINGS SIGN**

The sign has been made and the posts are being fabricated. An engineer will need to review the plan and then a contractor will be hired to pull the permit and install the sign.

## **POOL**

The Department of Health inspector passed our pool inspection opened February 1<sup>st</sup>. The pool is still not up to our satisfaction. The board terminated the contract with Cody Pools. We are researching other pool companies that will do a better job to refinish the pool so it will have more longevity. If you need a key fob, send an email to [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com). Key fob's replacement is \$50.00.

## **CLUBHOUSE**

The clubhouse will open when the pool is open. Owners may reserve the clubhouse not less than 7 days prior to the event. The person who signs the request will be responsible for all people to follow the clubhouse rules. A \$50.00 deposit must be included with the request. The clubhouse request form and rules are on the [mooringscondos.org](http://mooringscondos.org) website.

## **AC PADS**

This project will take place after the balcony repairs on the north side. The repairs for the south side will be completed in February.

## **COMMITTEES**

A finance committee has been formed. Wayne Will and Bill Mullins are committee members, Melissa Woodruff as chairperson. We are in the process of forming a social, communication, welcome, landscaping and rules enforcement committees. Email [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com) if you are interested to serve on one or more of the committees. A sign-up sheet will also be posted on the office door.

## **MONTHLY FEES**

Due to increases in general maintenance, utility costs and including the new spectrum contract, the HOA monthly fees have increased and will now be: 1/1-\$420.11; 2/1- \$490.28; 2/2-562.86; 3/2- \$643.86. If you are paying with a draft from your bank account, you need to up-date your monthly draft. If you are drafting your payment out of the BB&T account, it will automatically

draft with the new monthly fees. If you are using a coupon book and paying by check, send payment to Ameri-tech. Contact Ameri-tech if you have any questions about payments.

## **Communications**

Go to [mooringscondos.org](http://mooringscondos.org) for all documents pertaining to the Moorings including:

Rules and Regulations  
Condominium by-laws and declarations  
Insurance Documents  
Architectural Requests  
Clubhouse Requests  
Meeting Minutes  
Flood Insurance (new policies are on the website)

For general questions or concerns send an email to [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com)  
Moorings News updates will be sent from [themooringsnews@gmail.com](mailto:themooringsnews@gmail.com)

## **Maintenance Requests Contact**

Chris Stancil, Ameri-tech Community Association Manager  
[cstancil@ameritechmail.com](mailto:cstancil@ameritechmail.com)

**Emergency Maintenance Number is 727-726-8000 ext 405**

**Please welcome new owners/tenants to our community:**

Timothy Kelly – 338  
Frank Digregorio – 428  
Robert Isbell – 386  
Mary Novak – 344  
Tim Lehman – 370  
Michael and Carole Rossi – 339  
Steven Beasly – 310  
Christine Mozzarella and James Lemoi – 327  
Daniel Loefflod and Rusa Loefflod – 366  
Jeffrey Over and Heather Boston – 361  
Luin Xiong – 345  
DeWayne and Kirsten Casteel - 312