

PRESIDENT'S REPORT

July 22,2020

2020 has proved to be a very important year for The Moorings. Our litigation with American Coastal Insurance Co. has come to an end and it is time to get moving on our repairs.

As you know from our past two meetings, the Board has been in constant contact with three qualified Engineering companies working on what is the Best fix all around for the entire property. Our goal is to make us whole again and stay within our funds and avoid an assessment.

The Board has decided after numerous meetings in person, walk around and by zoom to hire B.A.S.I.C Engineering Firm, Justin James out of Tampa; Tampa Bay Dock and Seawall to do our seawall and replace our dock and Helicon Geotech Services to do our grouting and underpinning. All Companies have been vetted and references checked. The Board has even visited a sinkhole construction site that B.A.S.I.C. was working on. All bids were competitive, but we feel like Justin James plan works best for us. We will be underpinning and grouting all buildings, replacing the seawall and dock, installing new underground commercial grade drains out the seawall, installing all new 6" gutters on every building, leveling the A/C pads that need it, and repair the cosmetics as needed. All engineering bids, plans and paperwork are in a binder in the office. If you feel the need or are interested to view them, please make an appointment with a board member. You will be able to sit and view anything we have, as in the past.

Our goal is to be able to get everything back to normal here and rebid our General Building insurance before the renewal date. We would not be where we are today without the assistance of the Board. After a total of Three Years, multiple Engineers, Experts and Lawyers on the grounds, our board has been responsible for having every unit inspected by each a total of 6 times. That equals us volunteering to go in and out of 504 units. Bravo and Thanks to the commitment our Board.

All contracts will now be submitted to our construction attorney, Alan Tannenbaum for review. Once executed, permits will be applied for and we are on our way. Estimated start for repairs is September. We of course will keep you informed every step of the way.

We appreciate your support and patience in advance.

WELCOME PACKET- We are fortunate enough to have a resident, Tina Green, (B 3) and her family put together beautiful and informative welcome folders for our new residents. Inside you will find all the necessary contact info for the Moorings and the community of Tarpon Springs. It pays to have a teacher on the grounds, Thank you Tina.

WELCOME NEW RESIDENTS-

B1/ 302 Elizabeth Nicaj

B4/ 352 Wayne Will

B4/ 358 Pam Stevens

B11/ 355 Pete Mahoney

If you see them, please welcome them.

Regular business.

SALES/RENTAL APPLICATIONS- Please be advised that no one is to move into the unit until you have Board approval. Once an application is submitted, it is sent for a background check. Once the results post, your app. is presented to the Board for approval. There is a checklist that accompanies every application. It is not meant for us. It is meant for the owner, tenant, realtor etc. to review and check before submittal. We are continually receiving incomplete apps. The back and forth wastes alot of time. The time lost is on your end, not ours. It holds up your sale and lease. According to our Bylaws, the Board has 15 days, upon a completed application to approve or disapprove. Please advise your Realtor to do their job. We have recently had tenants and new owners move in without the proper paperwork and without Board approval. This will not be tolerated and the Board will discuss a possible fine in the future.

GRIEVANCES/MAINTENANCE FORM- Outside of the office door will be a plastic bin with a pen and forms for your convenience. The forms can also be retrieved online at our webpage: mooringscondo.org

Please make sure your request is in writing. The board cannot remember everything and it is easier to have a paper trail. Please sign your request/complaint as it is not valid unless you do so. No one but the Board sees your complaint. It is not shared throughout the community.

RATS- Rats are back! After having these disgusting rodents under control for two years now, they have made a comeback. Building 10 has witnessed scurrying inside and out of the area. Haskell Pest Control has been hired and will be contacting the residents in building 10.

We had put out our old rat bait boxes on Monday morning. By Tuesday afternoon, they had been emptied. Not by Rats! The boxes each had two large bait blocks inside. The traps were tampered with. This is unacceptable. We cannot cure a problem without your help. ALL TRASH should be disposed of properly. Monday afternoon, after garbage pickup, a half of a watermelon was put in the dumpster by building 5. It was not in a bag but loosely thrown in the bottom. This causes an increase in squirrel and rat activity. Be considerate! You live here. So **you want rats in your building? Do you want the added expense charged to all of us?**

TRASH/RECYCLE- If we have rats back? Then we have garbage not disposed of properly. Please CLOSE all bags. Please breakdown your boxes and bring them to the recycle bin. Numerous boxes have been placed in the dumpsters taking up extra room in the dumpsters. It is not the Board alone that sees this, other homeowners complain too. They are not broken down and have your name on it. You know who you are and now we do too! Please close the dumpster doors at all times.

We are installing new dumpster fencing in the next two weeks. Please be respectful and keep us clean.

SMOKING- Numerous times we have had to pick up cigarette butts around the grounds. Butts have been found at B 1, the gazebo garden area and in the Pool area. It is clearly posted NO Smoking at the pool. We do have video cameras and if it persists, we will review tapes. Cigarettes are garbage. Please dispose of your butts properly. Thank you.

KAYAKS/BIKES- There are numerous kayaks and bikes without identification on them. Please label your items so that on a walk around they'll be visible to our manager. All old bikes, if not claimed will be removed in 30 days to make room for others.

BOAT REGS> & INS. - A reminder to send the office your renewals when they are due. A Boat that is not current will be removed.

SECURITY- a reminder to all that cameras are on the property and working properly. If you see something or someone that looks suspicious or should not be here, say something. We have had outsiders fishing off our docks. We recently received a report of a back porch on the South side was open and a beach chair was taken. Our cameras will be increased to now include the dock sides of the buildings. We had a drunk guest of a renter sleeping in the park. When approached he was obnoxious and belligerent. This will not be tolerated. The tenant was informed. A reminder, while Covid restrictions are in place, guests are limited and not to be in common **areas**.

POOL VANDALISM- Last weekend, it was observed by a homeowner that there was damage to our pool floating buoys. We viewed the video tape and have addressed the situation. They will be replaced and billed to the owner involved.

FINING COMMITTEE- we have addressed setting up a committee last year and never followed thru. If you are interested in being involved, please contact a Board member or Chris, our mgr. We appreciate any time you can give.

BACK PORCHES/PATIOS- Please stay off the back porches of buildings 2,7, 9-12. Your buildings have structural issues and the back patio/porches are unsafe. We have posted notices outside your doors.

NEW SIGN- We are currently exploring options for our new entrance sign. Bear with us, it will be beautiful.

AUDIT- Discussed in tonight's meeting. We will keep you updated and informed as to our progress.

FENCING- Fencing surrounds for the dumpsters will start on August 13&14th. We will have new double reinforced entry doors and a side single door for your convenience. We are also installing and continuing the fence behind building 1. Thank you to Bob Shannon, Scott Streich, Marti Shannon, Mark Smiley and Becky Mayor for volunteering to improve behind Building one. This is long overdue and we hope to make it a beautiful, clean and pleasant place to be.

MULCH- Mulch will not continue anymore this year as we have the repairs starting soon. Once we are whole, the grounds will need some cosmetic love and we will continue.

Thank you to all who support the Board in returning this community to its grandeur for all!

Be safe, Karen

