

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

### **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 (HO3) policies by December 1, 2022. You or your insurance agent can email them to [mooringsinsurance@gmail.com](mailto:mooringsinsurance@gmail.com). If you have questions, please contact Chris Stancil at Ameritech, [cstancil@ameritechmail.com](mailto:cstancil@ameritechmail.com).

### **BALCONIES**

Balconies for buildings 9-12 are being repaired. Weather permitting, the balcony repairs should be completed by October. Emails are being sent with schedule changes and other information as needed to owners in those buildings.

### **MOORINGS SIGN**

The city has approved the sign permits. The Moorings sign should be installed by the second week in August.

### **DRYWALL REPAIRS**

Most of the drywall repairs have been completed for people who reported damage related to the sinkhole repairs. Please email Joann at [jvhmoorings@gmail.com](mailto:jvhmoorings@gmail.com) if you have any questions and include your phone number. You can email your paint receipt to her or put them in an envelope and slide them through the office door mail slot. Make sure you have your name on the receipt

### **INTERIOR FLOOR REPAIRS**

Interior floor repairs will start in August. Owners should purchase floor tiles by August 1st. The association is paying \$3.00 per square foot that includes grout for flooring. Zako Tile Company will remove the old tile and install the new tiles or what is currently in your unit. Joann has either emailed or tried calling people who reported damage due to the sinkhole remediation to plan tentative dates for the repairs. If you are on the list to have your flooring replaced due to sinkhole damage, please email her at [jvhmoorings@gmail.com](mailto:jvhmoorings@gmail.com). If you do not respond to her calls or emails, the association assumes that you do not want your flooring replaced.

### **PORCHES/PATIO REPAIRS**

Porches and patio repairs will be scheduled after the interior floor repairs are completed, probably in the Sept./Oct. time frame. Zako will remove the old tile and lay the new tile. The association will pay \$2.00 per square that includes grout for 58 sq. ft. You should begin shopping for floor tiles, or let us know what you would like to repair your porch. We're planning to get estimates for poured patios for people that have requested it at their expense as we get closer to start porch repairs. Please send an email to [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com) and include your phone number if you have questions. 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.

### **DAMAGE REIMBURSEMENTS**

To keep the cost down for issuing and mailing checks, reimbursement payments will be issued to owners after all repairs are completed, which should be no later than the end of the year.

### **POOL/HEATER**

The pool is open. If you need a pool FOB, send an email to [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com). The cost to replace a FOB is \$50.00 unless the FOB is not working. Unit owners, the FOB should be returned to you when a tenant moves out, or you will need to pay \$50.00 for a FOB for the new tenant. We're working on the heater installation. It should be ready to use by the fall.

### **LANDSCAPING/SPRINKLER SYSTEM**

The board hired a new landscaping contractor, Millennium Lawn and Landscape, Inc. They were highly recommended and currently provide lawn services for Innisbrook Resort and golf course. They will maintain the grounds and irrigation system. Our first priority is getting our sprinkler system in good working order before we begin new planting. They recommend applying new mulch after the rainy season ends, probably around the Sept./Oct. time frame.

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 the plants and mulch that you will be using. This form is on the [mooringscondos.org](http://mooringscondos.org) website under Applications.

### **BUILDING GUTTERS**

The board is hiring a company to start cleaning gutters for the buildings that need it by the first week in August.

### **CRIME WATCH**

Unfortunately, a resident's bike that was locked to the bike railing by the clubhouse was stolen last week. A police officer looked at the security footage and saw a person take a bike from the area. We could not get any details about the person. We've added a motion sensor light to the side of building 7 wall that overlooks the bike area. We are also adding a motion sensor light to the bike shed in the gazebo area.

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.

### **EMERGENCY REPAIRS**

Ameritech handles all emergencies such as a broken water line or unit emergencies. Their emergency maintenance number is 727-726-8000, ext. 405.

### **BOARD MEETING**

There will not be a board meeting in July due to members being on vacation. We are still working on major projects.

### **CONTACTS INFORMATION**

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

**THE MOORINGS EMAIL**

[themooringscondo@gmail.com](mailto:themooringscondo@gmail.com)