

Our last President's report listed all activity in progress. Helicon Geo tech Services finished the chemical grout at our last three buildings on April 19, 20 & 21<sup>st</sup>.

I am happy to report that all sinkhole remediation has been completed as of April 21, 2021. Our building inspections have been completed. Justin James, Chief Engineer, at B.A.S.I.C Engineering Firm has provided the Final Reports for all 12 buildings to us. If anyone is interested in reviewing these documents, please make an appointment with the Board.

**Seawall update:**

As last reported the seawall behind B 10 had caused some change orders as unforeseen soil conditions and riprap had prevented the new seawall panels to be driven into the ground. Heavy equipment was needed to remove the large concrete blocks. The new seawall was successfully driven and extra panels and cement were added for support. The change order also included the subcontracting of Diamond Core Drilling to core drill 90 (2"x 4') weep hole drains through the concrete and the old existing seawalls. A special Bit was needed to penetrate our mixed layers of wall. Diamond drilling is still on the grounds as can only progress at low tide and need the new Cap to be installed for a secure platform.

The seawall had its last 160 Ft of cap poured this week. A partial final inspection has passed as per Tarpon Springs on Friday, May 28, 2021. The change order also included the removal of the four cracked extended patio platforms, 2 in back of B10 and 2 in back of B 9. The jack hammering, and removal of all cement was done by Tampa Dock. The final inspection will be after the irrigation, hose bibs, and gutter pipes are repaired/ installed and fill dirt and sod are brought in. Helicon has been notified that we are ready to repair the A/C bases at the backs of B 9-12 and throughout the community.

**New Dock:**

The first set of 16' ECO-PILES have been installed at the edge of the new seawall. The 22' Eco piles were delivered on Friday morning. Our pre-purchased Trex decking was delivered last month. Tampa Dock has informed us that the new dock

construction will start this week. They expect to have it completed in three weeks. A new floating dock will also be installed at the kayak area. We will not be adding the extended dock between B 10 & 11 as we can use that added space for additional boat space. The permit for the dock has been issued.

**PLEASE REFRAIN FROM WALKING BEHIND BUILDINGS 9-12 DURING THE CONSTRUCTION.**

**Cosmetics/ Repairs:**

All homeowners should have received a mailing regarding the repair of any damages incurred by the sinkhole. We asked that all documents be submitted, hopefully with pictures before June 1, 2021 to Chris Stancil, our mgr. at [cstancil@ameritechmail.com](mailto:cstancil@ameritechmail.com). Please refrain from sending texts, photos and emails to the Boards personal numbers. We ask that you list anything new you observe. Examples being, your exterior utility closet doesn't open or close properly. We are aware of all the cement patches on your patios.

**Emergency Repair:**

The staircase at building 9 suffered the same drop as the staircase at building 1. Tony Hayes Construction was contracted immediately. The staircase was only affected on the left side. The framing was replaced and metal secured. Building 1 staircase dropped significantly and had to be secured and reframed on both sides. The drop in both staircases was not related to the sinkhole or repair. The framing had water damage and rot and gave way. (One more reason new and all around gutters are needed)

**Gutters:**

Absolute Gutters has been making their way around the community. All buildings will have 100% gutters and proper drainage.

Buildings 9-12 will have Commercial grade PVC piping attached to the downspout base and extend through the New seawall. All other buildings once gutters are installed will also drain out the seawall.

**Pool Update:**

The pool was drained on Wednesday, May 26<sup>th</sup>. The Concrete pad for our new pool heater was installed also. This week, the construction will start at the pool area. The electrical upgrade will start with new transformers, lighting to the pool and heater install. There has been a change order with the Artistic Pavers ordered for the pool patio. The selection of 8"x8" and 16"x16" random pattern had to be changed due to a lack of 8"x 8" tile production. We could have waited for this but it would put our pool repair on hold for an unknown amount of time. So we decided to move forward with the 16" square tiles. The color of the pool decking will be Ivory. The pavers will be delivered shortly. The Contractor has asked to have the parking spots as close to the shed entry to the pool area for the delivery. Parking will be taken from the area in front of building 7. The heavy equipment will not be entering the pool area via the office walkway. We are sorry for any inconvenience, but it will be worth it.

**Balconies/Porches-**

We are currently interviewing contractors to address the compromised balconies. We have a total of 42 in all. The porches behind B 10 suffer from termite and water damage and need reconstruction as others may not be as bad. We have removed the siding at one balcony for investigation. We expect bids soon.

**Insurance Renewal:**

Last year as you may remember American Coastal's settlement terms were that they drop us as of June 1, 2020. It was a stressful time as no repairs were completed and we were still at the mercy of the "name your price" game with whoever would accept us. Our insurance rate increased dramatically and we had no other option but to accept the policy offered. We were split between two carriers. Our Total increase was \$174k. The policy was issued at \$240k for one year (2021-22) for our general liability and crime insurance. We have been able to secure a new policy for a considerable decrease this year (2021-22). We were able to show a completed sinkhole repair, seawall replacement, new dock & new gutters. The unfortunate aspect we deal with is we are stick buildings built in the 70's. There is no changing that.

This year, we have a policy with Aspen Specialty For \$158k. It will include our general liability, crime and x wind. This permanent increase in insurance will need to be addressed.

**Termite inspections:**

Our annual termite interior inspections will be June 10 & 11. The Board is shorthanded and will not be using emergency keys to access your unit this year. Please make arrangements to be home or a designated friend or neighbor to be available. This is swarming season and it is important we get into the units and attics.

**JUNE 10, 2021 Thursday. 9 am start. Buildings 1-6.**

**JUNE 11, 2021, Friday 9am start Buildings 7-12.**

**PLEASE READ THE BULLETIN BOARDS WEEKLY AS ALL COMMUNITY INFO IS POSTED AS WELL AS OUR MOORINGS WEBPAGE**

**mooringscondo.org**

**Resignations:**

April 21, 2021 a special meeting was held to address a change in Board member ranking. It was an open discussion. At the conclusion of the meeting, three Board members submitted their resignations. The April 28, 2021 regularly scheduled Board meeting accepted those resignations and Wayne Will, Building 4 was appointed as Treasurer. Vicki Zajack was appointed as Vice President.

**Entrance Sign:**

April 28<sup>th</sup> we approved a new Entrance sign for our community. The sign maker is John Weber. We look forward to working with him. Updates will follow.

**Rats:**

Late April we had Precision Pest control out to the property to place traps along the perimeter of B 9, 6 and clubhouse. No activity has been found.

**Raccoon:**

A raccoon was spotted during the day between B 1& 2 in March. The animal was later trapped and removed from under the kayak rack on March 31<sup>st</sup>. We are asking that all boats and kayaks be off the ground at that area. A resident has spotted another raccoon during the day on May 17<sup>th</sup> also at the seawall area at the kayaks. PLEASE if you see him call the police or Animal control. Raccoons are nocturnal. The first Raccoon was RABID.

**Animal control (727)-586-3592**

**Landscaping:**

A few Resident's have started to clean up and plant around their units. We strongly advise against this as we are not finished with all the work around the property. Please review the Rules & Regulations for the community as you do not own the gardens outside your door. The common areas are maintained by the association. We expect to put edging at the base of all staircases that will be uniform throughout the community. We will at some point allow small plantings that you will be ultimately responsible for in the future. No Large Trees or Plants are allowed without Board approval. There are specific plants that are allowed and no one should take it upon themselves to plant anything in the common areas. No ornaments, flags or planters are allowed, consistent with our rules. The back gardens should be kept clear as workers will be repairing balconies, porches, gutters etc. Power washing, staircase repair and painting and sidewalk repairs will occur so please refrain from planting under your stairs. We cannot guarantee they will survive. Mulch will be provided in the front and back gardens. Please do not purchase any other materials for the beds. Landscaping and mulching will be our final project. Bear with us.

**Architectural Improvements:**

Any improvements or structural changes to your unit must be approved by the Board. This includes your air conditioner, windows, and doors. Please visit our webpage for the Architectural approval forms. We approve changes once a month at our regularly scheduled meetings. Details and instructions are also available.

**Irrigation:**

If you see any irrigation lines that are broken or inoperable, please send us a note so we may schedule a repair.

**Dumpsters:**

Please throw your trash to the far end of the dumpster instead of just dropping it next to the black door. It piles up and people assume the dumpster is full and leave trash outside the dumpster.

**Maintenance Requests:**

The forms can be found online at our webpage. You may drop them in the office mail slot or email to Chris at [cstancil@ameritechmail.com](mailto:cstancil@ameritechmail.com)

**Parking Lot:**

Now that the majority of the construction vehicles are gone, we will be patrolling and monitoring our parking lot. Please make sure your vehicle has an "M" sticker or your guests display their Visitor pass. We have some vehicles that do not match the "M" assigned to them. If you did get a new car and have transferred your M, please notify the office or drop off your new registration and insurance info. Please avoid parking over the curb and blocking the sidewalk.

**Visiting Dogs:**

Just a reminder that according to our Rules & Regulations, NO visiting dogs are allowed.

**Boat slips:**

There is a list of owners waiting for boat slips. If you are interested, please submit an email request to: [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com) . If you have removed your boat permanently, please email the Office as we will offer the space to another resident.

**Fire Inspection:**

The clubhouse and office had an unannounced fire inspection on April 21<sup>st</sup>. We needed to supply a battery backup emergency lighting at our interior exit signs and a required notice of our electrical panel location. We have completed the necessary requirements and await the inspectors return.

**Sales:**

WE have one unit on the market and 5 units recently sold.

**New neighbors:**

**WELCOME:** If you see them, welcome them to our community.

Tammy and Derek Hogan, B2, unit 326.

Aaron Donnell, B2, unit 322

Pam and Tom Fuller, B2, unit 318

Cindy Beard, B1, unit 306

Kelly and Donna Creegan, B9, unit 375

**Committees:**

We'd appreciate anyone willing to volunteer and join a committee. A signup sheet will be posted on the office door temporarily until our bulletin board is back up.

**TSPD/ Neighborhood Watch:**

Don Farmer, B7, is our Community watch delegate. He works alongside Officer Anthony Boone, Tarpon's Crime Prevention Officer. Please see our webpage as Don posts events' news alerts, senior scams etc., all pertinent to our community. If you would like to volunteer, please see Don.

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On a personal note, I want to thank every single owner who participated in the "petition for explanation" and wrote letters on my behalf. The outpouring support is very humbling. Vicki, Wayne and I will see this project through its completion. There is still a lot to accomplish and we must be budget conscious as we work to make this community more beautiful than ever.

Respectfully,

Karen Cleary