

PRESIDENT'S REPORT

May, 2020

COVID-19- still dominates how we act/react to the lack of meetings, use of our pool, clubhouse and common areas. The Sheriff ordered all condo pools closed. A Sheriff stopped by to see if we were in compliance. (See updates *) We posted a notice to restrict visitors in hopes that everyone here has the best interest, health and well being of our entire community at heart. We are restricting all short term 3 month rentals at this time. Although we can not legally stop you from having guests in your home, we can stop you from the common areas. You are asked not to have visitors in the common areas that our homeowners share. You are asked as homeowners to safe space when outdoors. This is the only control we have currently in an out of control environment. Please do your part to keep us Coronavirus free. We have been blessed so far.

Corless Barfield has donated N95 masks to our community. When we have them delivered we will set up a time for you to come to the office to pick up yours. We will have enough for each resident in your household. Please check bulletin boards or webpage.

Burglary- Friday, April 25th our Men's Sauna was broken in to. We stored old files and Christmas décor inside. We, the Board can assure you that there were no personal files or homeowner information there. The boxes were files we recently copied. Ameritech has all important files offsite and the attorney's have the rest. A police report was filed, fingerprints taken and an investigation is pending. If anyone has seen anything suspicious, anyone carrying bank boxes or in the vicinity of the office/pool area please contact a Board member or police.

Security System- As you all may have noticed the new cameras installed throughout the grounds. The security and safety of our community is utmost! There are multiple cameras placed in areas of interest. We hope to add more as the budget allows.

ACI Insurance Claim- has been settled. All details will be disclosed to the community as soon as we have legal clearance. We have worked hard and many long hours trying to resolve this out of court and for the best interest of the Moorings.

Covid 19 has added an additional spin to the legal process. Please bear with us as we will always work on behalf of the entire complex to make us whole.

Engineers and Contractors will be here daily providing proposals and analysis. Please do not interrupt their time here with personal diagnostics or questions. Time is Money! You will have access to every proposal once approved.

Mulch- had begun again, starting at the entrance as we have before. We order a few pallets at a time to stay within budget. Due to the pending repairs we have postponed all future mulching until the property is whole again. Our volunteers have been cutting garden beds and mulching. We can't thank them enough for giving of their time. If you see them, won't you thank them too? Thanks, John Cleary, Mark Smiley, Joe Green, Scott Streich, Bob Shannon. Mulching estimates come in at \$5k-10k. That alone is reason for thanks.

Garden Benches- If you have not had the opportunity to see them yet, they're beautiful. The 6 benches have been donated and paid for by Jane Banton and Alan Lauder, Hilda and Ray Diaz and Carol and Bob Brimm. A special shout out to Alan and Jane for volunteering construction assembly.

Gazebo Area- Thank you to all our gardening volunteers who spent hours planting and relocating plants, cleaning, mulching, shopping etc. All flowers were donated. Thanks to Becky Mayor and Hilda Diaz and Vicki Zajack for their expertise green thumbs. It looks wonderful! Thanks to Marti and Bob Shannon for donating the hanging fern baskets, as finishing touches.

Mailboxes- Don't they look fantastic! Thank you to Tina Green and Jane Banton for all their hardwork. The boxes were sanded, primed and painted. All numbers and stickers have been replaced. Thanks to Jane Banton for painting our flower boxes at the end of the finished dock. They look beautiful.

Pool Gate- Thank you to Mary and Scott Streich for sanding our gate and Tina Green for painting our much needed repair.

Dumpsters- dumpster surrounds are getting a facelift. New cement pads have been installed by Sunny's Concrete and we are anxious to get our new fence surrounds up to complete the renovation. Unfortunately, Covid has slowed down that process also. We will also be replacing the broken chain link fence behind Building 1. We will be using the fence reserves for these improvements.

Oak Trees- Our beautiful Oak trees were in desperate need of a haircut. MuGrows Bros. did a fantastic job. Limbs were removed from hanging over rooftops and old nests discarded. All debris was removed promptly. Along with the Oaks, we had two Ficus trees behind Building 2 removed. They were growing under the back porches and lifting the gutters. Two large lanky leaning Pine trees infected with a fungus were removed from in front of Building 2&3. Roots interfered with Irrigation and lighting. Both were repaired.

MuGrow's also removed All the Brazilian Pepper trees growing wild behind building 1. The roots were treated and the large stump will be removed.

Bug Master-Our property will be sprayed monthly for bugs and mosquitoes. They will be on the grounds tomorrow. Please close your windows and keep your pets off the lawn for at least an hour after spraying. We apologize for not posting notice of their first

treatment as we did not get notification they were coming. It will be posted on bulletin boards.

Bulletin Boards- New Trex type material bulletin boards have been purchased for the community. Our old ones were held together with duct tape and have been retired. The new material is corrosive free, never needing paint and has a marine grade self healing cork board. This is a one time well needed improvement. Please check it weekly as we keep you updated. Thank you to Mark Smiley, John Cleary and Jim Adriion.

Boats/ Boatslips- We have received many inquiries regarding the movement of boats from the North side to the South side temporarily. We will not be accepting any new boat mooring requests at this time. There is currently a waiting list for slips.

We expect the north side dock to be removed during the repair so boats will remain on the south side for approximately 1+ years. Please remember your boat slip is not deeded with your property. If you sell your unit, the next homeowner on the waiting list will receive your spot. ALL whips and ladders will be installed by our contractor only. This is common property.

Dock- "FINISHED" With the exceptions of 2 end post railings for either end of the South side, Our Beautiful new TREX dock is Complete. For some, the wait may have been "too long" but you can not argue with the fact that the reward is plenty; Plenty of Savings that is. Our cost is significantly less than a wood replacement would be and the maintenance free boards will long outlive us all. Trex materials, treated lumber supports for the undercarriage, brackets, bolts, nuts, screws and labor (x1) is \$ 33,691.54. The savings through volunteers alone is immeasurable.

The countless hours and weekends sacrificed are greatly appreciated and will Always be recognized. There is a lot of behind the scenes, so to speak that the community may not realize happens. We have fellow board members and homeowners here who run to Home Depot, Lowe's, Electric supply stores in N. P. Richey, or Tri City Bolts down in Pinellas Park for supplies to SAVE us money and never ask for gas money or recognition! The support of these volunteers makes this community what it is.....Better. Better than it has been in a long time. We have also pre-purchased the remaining trex boards for the North side of the dock behind B 9-12. The trex boards have increased in price to almost \$80 a board. Lowe's extended our contract and allowed us to pre-purchase the boards at our existing savings of \$55 a board for a savings of \$6,638. We will begin removing the dock on the North side this week at a savings of \$86k.

Now we have come to a different stage of improvement here, the repair of our seawall and our buildings. This will be a long arduous task and probably give us a few hiccups, but we are up for the task with your support. You will be kept informed every step of the way to the best of our ability. We will be inconvenienced at times but if we look at the long term goal of repairing our property as a whole, it will give us a reason to celebrate.

***UPDATES:**

POOL- As part of the State of Emergency plan, Phase 1, the pool is open. Hours will be Monday, Wednesday and Friday from 12-4pm for now. Any changes will be posted. The reason we have limited days and hours is our lack of manpower at poolside. The pool, pool area and bathrooms must be cleaned and sanitized before opening, midday and before closing. We do not have a full time pool attendant. We have hired the Pool company to clean the bathrooms three days a week that we are opened. Our volunteer cleans and sanitizes the pool area before opening

those days. Thank you for your understanding at this time. Please clean up after yourselves and put our pool furniture back in place and umbrellas down before you leave.

Clubhouse- Covid-19 prevents us from having a meeting in such a small enclosed area and prevents gatherings and mingles at this time. Hopefully this will change soon and we can get back to normal life and mingle once again.

Misinformation- We have received email complaints and questions regarding our lack of transparency. The Board has never withheld any information intentionally from the homeowners. I, personally believe that I have been extremely upfront and sometimes been accused of being to blunt concerning the happenings in this community. We have nothing to hide and will always answer your questions or concerns to the best of our ability.

We have been overwhelmingly budget conscious and saved the Moorings a lot of money, wasted time and energy. We have managed to put funds in reserves and make repairs/ improvements to the community. All the time, without one assessment!! Three years with no assessment from this Board is something to brag about. It takes a lot of energy to run this place. The amount of man hours volunteered is definitely not worth the pay, but it is necessary. Complaining about volunteers will fall on deaf ears. For years members of the Moorings have stepped up. This is nothing new. Thank you to everyone who has given up personal time for all of us.

Nevertheless, this Board has a business to run. The Board has been in and out of your units a total of 6 times while this insurance claim had engineers here. This was Mandatory compliance that all units be accessible. That is a total of 504 units, all volunteer time.

When you receive a violation, it is because you are out of compliance. You choose to live in a community of rules. If you need a copy of the rules, please visit our webpage: mooringscondos.org for all of our documents.

No one should feel targeted or "defriended" as that is never our intention. This is a small place and word travels fast, good, bad or indifferent.

We, the Board hope that the animosity that exists between residents (and between residents and the Board also) can end. As adults, let's put aside our differences and come together as a community and live in harmony.

We acknowledge the compliments, kind notes of appreciation and the thank you's from our supporters. We will always work on the best interest of the entire community.

Regards, Karen