

PRESIDENT/BOARD REPORT – May 6, 2022

UNIT OWNERS INSURANCE DECLARATION

The board urges everyone to complete and return the homeowners insurance proxy that was mailed to you on 3/8/22. This declaration will require all unit owners to obtain homeowner personal property insurance. The purpose of this requirement is to protect the unit owner from damages occurring to their unit, as well as damages caused by adjoining units that may affect the unit. We need to have a 2/3 majority of the owners to vote in favor of the amendment. The board has 90 days from the date the declaration letter was mailed to pass the declaration.

The buildings are almost 50 years old. If something happens to your unit that affects another owner's unit, you may be responsible for their repair. You can also be sued by the other owner if you do not pay for damages in their unit. If the association has to make repairs so that it does not cause more damage to the areas that are the association's responsibility, a lien will be placed on your unit.

If you need a proxy form, send an email to themooringscondo@gmail.com. We will email you the form. You can sign, scan and email it to the Moorings email. You can bring it to the office and slide it through the office door mail slot. We will also accept a readable picture and email it to us.

BALCONIES

Tailored Reconstruction Company's contract has been signed, and the building permits have been filed with the city. The company sent us an email on 4/20 stating that they are still waiting for permit approval from the Tarpon Springs building department.

MOORINGS SIGN

The sign has been made and the posts are being fabricated. We've received the foundation drawings for the 2 posts from the structure engineer. We have contracted with a vendor who will install the posts and sign. He is waiting on permit approval from the Tarpon Springs building department.

DRYWALL REPAIRS

Joann Hernandez is working very hard calling and emailing owners to schedule appointments for drywall repair and paint due to sinkhole damage. We contracted with American Quality Drywall to complete the repairs by the end of May.

It is imperative that unit owners previously contacted about the repairs respond immediately by phone or email to Joann. You can send an email to Joann at (jvhmoorings@gmail.com or themooringscondo@gmail.com). We are not scheduling appointments after May 31st unless you made arrangements with Joann.

INTERIOR FLOOR REPAIRS

The board contracted with Zako Tile Company to replace interior floors for owners who reported damage due to the sinkhole repair. Floor repairs will begin in August. Joann Hernandez is calling and emailing unit owners to schedule the repairs.

PORCHES/PATIO REPAIRS

Porches and patio repairs will be scheduled after the interior repairs are completed. Zako estimates that he will start on the repairs for buildings 1-7 in the Sept. - Oct. time frame. Zako will remove the old tile and lay the new tile. Buildings 9-12 will be repaired as balconies are repaired. More detailed information will be emailed next week.

POOL CLOSING FOR REPAIRS IN MAY

Due to the rising costs of materials and labor, vendors have increased their estimates since the last quotes we received last year. Estimates are only valid for 30 days. If we wait longer, the estimates will increase, and vendors cannot guarantee when they can begin the repairs. Based on these facts, the board made the decision to renovate the pool now. We contracted with Anclote Pools for the repairs. They are a local company that was highly recommended by several people. We saw their work on other pools, and we were impressed. The owner will supervise the project. They are completely remodeling the pool including the tiles.

The pool will probably be closed within the next two weeks. There is extensive damage to the pool surface caused by the previous contractor. The owner estimates 4 to 6 weeks to complete the work depending on the damaged surface. We know this isn't the best time of the year to close the pool, but we needed to move forward quickly.

POOL HEATER

Anclote Pools will install a new heater with two energy efficient heat pumps. The heater will be installed during the time the pool is renovated.

SAFETY LIGHTING

The parking lights and poles have been delivered. Emmett will start installing them next week. We are still planning to add more building lights in dark areas.

LANDSCAPING/SPRINKLER SYSTEM

The board is meeting with Sainsbury Irrigation Company next week to determine what major repairs are needed to get the sprinklers working correctly in preparation for landscaping. We are also meeting with a major landscaping company to get another landscape estimate. Our goal is to completely mulch the areas that are needed in front of all buildings and behind buildings 1-7. We will wait to landscape behind buildings 9-12 after the balconies are repaired.

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 website under Applications.

BICYCLES

The bike rack with a cover is completed in the gazebo area with room for 8 bikes. We'll install a couple more racks on the other side of the enclosure. There are racks by the office area with a cover.

Per rules and regulations, bicycles are not allowed to be stored on balconies, porch/patios or outside of the units. Violation notices will be mailed starting next week if bikes are in those areas. Bicycles stored at the racks must have the owner's name and unit number or it will be removed next week.

KAYAKS

Kayaks are only allowed to be stored on the kayak racks. Kayaks cannot be stored in common areas or docked in the canal. We have extended a kayak rack in the gazebo area. A kayak launch is also in the gazebo area. Kayaks stored on the kayak racks must have the owner's name and unit number on the kayak or it will be removed next week.

MAY MINGLE – SAVE THE DATE FOR May 15th

We are planning a Ribbon Cutting Ceremony for our new dock on Sunday, May 15th from 4:00pm to 6:00pm in the Gazebo area. We encourage everyone to bring snacks and beverages. We are looking for volunteers to help us with the preparation and clean-up. Please send us an email, or let us know if you are interested in helping us with this event.

Go to 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

Emergency Maintenance Number is 727-726-8000 ext 405

Moorings email

themooringscondo@gmail.com