

PRESIDENT'S REPORT

NOV. 2019

Like 2018, 2019 proved just as busy. We'd like to thank John Baladakis and Nick Dowling for volunteering to be on the Board of Directors and Welcomed in Donna Houtz and Marti Shannon. Vicki and I have worked tirelessly on improving this community that hangs in the middle of an insurance claim. As we have said many times, it has been out of our hands and continues so. We have continued to Save this community money when we could, bargain shopped and haggled for better contract deals and tried to bring this place back to its beauty.

As I walked down to the office this afternoon, I was in Awh. The buildings were being power washed, landscapers like mice were scattered in between bushes and the smell of clean was in the air. A special thank you to Pete from Eagles Wings Power washing co. for doing a few extras at no additional cost. We hope to make Pete a yearly occurrence. Our sidewalks, curb stops, gazebo (in and out) picnic tables and surrounding area just sparkle.

Mu Grow Bros. Landscaping has everyone in shock. While I was away, I received so many pictures and texting compliments on the unbelievably thorough job they've done, including today. What they have done in two visits far outweighs what was contracted in our previous contract. Welcome them!

Welcome to the newly renovated clubhouse. This is a long overdue project that is now available for all of us to enjoy. The office is still a work in progress but will be finished shortly. Next, the bathrooms will be given a fresh coat of paint and new light fixtures.

Thank you to everyone who attended our Halloween Party, Saturday, Oct.26 evening. Entertainment by Dino was a blast! The food was plentiful and a good time was had by all. Thank you to the Kriders for their decorating skills.

There will be no December meeting. Our January meetings will be changing to Wednesdays. Our next meeting is scheduled for Jan. 15, 2020.

YEAR RECAP.

This Board has been accused of not being transparent so I thought it best to be frank and bring you up to date.

*Rules and Regulations were updated and a few additions were made. Email me and A copy will be forwarded to you. You can also read it on the Moorings webpage. Every unit will need to bring their interior water shutoff to code. We have been in units that could not be shutdown and some were nonexistent. For the safety of all units, you will be required to change your interior shutoff to a brass ball valve. We are giving a cutoff date of January 31, 2020. Please also have your smoke alarms installed by then. Marti researched and stated previously that the TSFD will supply and install smoke alarms to the community free of charge.

*The Electric car charger was removed from A House electric panel. The house meter was a common meter for which a flat rate (non metered) was afforded to us all for the use of our exterior lighting at the buildings and streetlights. Safety issues and possible damaging to lighting raised concerns. The lighting at B1&2 were tripping constantly.

As you all know, the charger was originally approved to be on its own electric meter pan; its own electric bill; and its own insurance naming us in liability. None proved to be in place. A lawsuit brought about by an owner has us currently in litigation. Costs to us all, serving only one.

*A second suit brought to the Board for Disability Discrimination proved to be unfounded and dismissed but not before it cost the community unnecessary attorney fees. Case was dismissed in September.

*Attorney costs have been increased in the 2020 budget for such reasons.

*Building 10, insurance claim. Corless Barfield Group has not received the neutral evaluator's decision as to date. until we get that report, Florida Statutes preclude us from taking any action against the insurance company. We will update as we get it.

*Docks- unfortunately, we had a member of our community report our repair as "working without a permit" We were held up from Nov.2018- until April 2019. We most certainly would have had the entire side behind Buildings 7-1 completed if it was not for the unnecessary grief brought about for no reason. As we found out, we did not need a permit when replacing board for board.

*All irrigation is running 100% at an over budget cost. a much needed repair. Our lawn and landscaping is flourishing.

*All exterior lighting has been cleaned, replaced, brought to code and lighting has LED and same wattage throughout the community for uniformity. If your over porch lighting goes out, please notify the office or mgmt co. Thank you.

*Water -shutoffs- It has taken us two years and over \$12k to fix our plumbing issues. All buildings have their own new brass ball valve exterior shutoffs. They are identifiable, covered with hard landscape boxes. There has been palm tree roots interfering with drainage and sewer lines and just plain old needing to be replaced.

*Mulching will resume now that the cooler weather is here. As I stated last month, buildings 10, 12 &4 had not received their mulch this past year and will be the first this year. Volunteers are always welcome/

*Changing management co.'s seems to be a sore spot for a select few residents. Truthfully, M&A should not have been hired in the first place as there is a conflict of interest with a resident as a family member. We trusted our finances were in good hands only to find out our reserve acct. went into dormant status. We were losing money instead of gaining the best interest rate we could under their care. There are many other factors that forced our hand for a change. Before the very first mgmt co. was hired in 2012, the community had a part time secretary who held office hours. Now that a mgmt co. runs the community there is no reason to have a volunteer sit in the office for hours per week. We have posted hours when visitor passes or important info needed to be addressed but it is not a necessity. We all live here and can easily make time to meet any of you at your convenience. As

far as hours put into this volunteer position, I personally resent being condemned for not putting in the hours. I have spent 40-60hours per week here for the past two years. I dare anyone to say, I was unapproachable.

*I was made aware that all residents received a personal letter from a resident complaining about the way this present board has been running the association. I personally, would have appreciated being able to respond to this on a one on one basis, but that's not the hand that was played. Our rebuttal and a few disturbed residents felt the need to reply were sent to your emails. Some objected to all, others thought it was enlightening. You are all adults and have the free will to make up your mind as to how you see this community being run; As our election this evening will prove. We do our best, relied on management to advise us in the right direction and proceeded with only good intentions.

*Hearing the same old nonsense about this community "being more divided than ever" is getting old. I see smiling faces and neighbors helping each other. Volunteers helping as they have even in the past. Our Mingles have had overwhelming success and our community is thankful for its rebirth. People have said to me, "the haters will always hate" but I refuse to use that word and truly believe that you can not dislike or disagree with the positive changes being made here. Why the negativity? I don't get it.

*Why do I stay? Just like you... Because there is a love for this little hamlet. When you leave here this evening, look around. Take in the beauty that surrounds you. We all deserve to have nice things. Everything here is meant to benefit us all. This is our community, our association, our home!

The Board of Directors wishes you all a wonderful Holiday Season! Filled with Joy and a love of Community.

It has truly been a pleasure to help restore The Moorings.
Thank you to my fellow board members and the many volunteers that make this work.

Happy Holidays,
Karen Cleary