

PRESIDENT'S REPORT

OCTOBER 16, 2020

Postponing the September meeting gave us an opportunity to consult more with our Construction attorney, Alan Tannenbaum; negotiate and sign contracts, get permit applications started and hire a Marine Engineer to oversee our Seawall.

The Marine engineer will design the new seawall and provide recommendations for the pool area. His inspection will include a report on the existing conditions, defects, and a conservative time frame plan for the future.

Under the advice and expertise of our Marine Engineer, Jack Adams of Reuben Clarson Firm, we have had to upgrade our seawall panels to 16' and 20' long 10.5 vinyl sheet panels. The new wall will be built in front of the existing seawall, pumping 4000psi concrete fill between walls. The new cap will be poured at 5000psi with a 32" width and the same height as the old one. New PVC well point drains will be placed 6" above the barnacle line. Permits have been started and Tampa Dock and Seawall Co. hopes to start within the 30 days of issuance and weather permitting have the new wall completed in approximately 110 days. We have decided to repair the remaining seawall area around the circle at the kayak area. The extra 126' of wall will bring our total footage repair to 748' of new wall. You will notice sinkage and cracks at the wall in that area. It would be foolish not to repair the wall at the same time and more cost effective while the contractor is here. The cost of the upgrade to the panels and the extra 126' brings our seawall repair to approximately \$375k. The Engineer was asked if we needed the upgraded panels in such a shallow area. We may save a few dollars on that end.

Helicon Geotech contracts have been signed, permits are applied for. Helicon hopes to start by the end of October (permitting approved). We will keep you updated as we learn more. Helicon advised us they will be starting at building 12. Buildings 9-12 will be pinned before the seawall work starts as an extra precautionary to secure the buildings.

We will be juggling parking areas as needed with the introduction of dumpsters, seawall panels, supplies and various trucks. We will also give the community notice and post cones in areas that will be roped off for our contractors. Please help us to make this easy by complying with the requests when you see cones out.

Fencing- As of our last meeting in July, we had not yet had the new dumpster surround fencing or the fence along the back and side of Building 1. We now have our dumpsters back in their new homes. New solar lighting will be installed this weekend to illuminate the inside gate area for safety in the evening.

Building 1 has had all the invasive Brazilian pepper trees removed, old chain link fence and dead brush removed, making it a pleasant place to be finally. The fence is beautiful and changes the entire appearance of the backyard area. We will eventually add landscaping but have decided to wait until after the pinning and grouting repairs are complete. A survey was ordered to insure we were in proper placement before install.

The recycle bin surround will be done at our leisure and will not be fully enclosed.

Rats- Rats were reported to be seen in Building 10. We hired Haskells' Exterminating at a cost of \$325 to inspect the interior of all 8 units and they continue to maintain the exterior bait stations. There are a few interior units that have access holes near their laundry closets. These areas should be closed and sealed, leaving the rats no entry into a unit. We have addressed sealing the outside of the building but have been advised that once pinning and grouting start, it might change the seals created. For this reason we will start with an interior repair. A letter will be sent to every homeowner and tenant this week.

Bikes – The bikes at the gazebo will have to be moved within the next week. If Helicon is indeed on track with their start date at the end of the month, we need to clear that area. We will put all bikes in the small fenced pen at the entrance. It will not have any cover overhead. If your bike is not moved by Saturday October 24th, your chain will be cut and your bike will be moved but not secured. We

appreciate your attention to this. Please take the opportunity to label your bike with your name or unit number at this time. If there is a bike that is old, in disrepair or you have a bike that you are not using, please remove it and give others the space.

Unit sales- Must have a new brass ball valve (to code) interior water main shutoff and active smoke alarms before it sells. Please communicate with the manager, Chris or a board member to confirm this has been completed. Sellers must leave their Pool Fob, 2 guest passes and their HOA maintenance coupon book for the new owner. The account number stays the same for the unit so you can save on an added expense (optional) and just cross out the old name and add yours for the remainder of the year until the new book is issued.

Audit- We sent out letters to previous Board members with the last known address on file. The accountant is requesting all past board members contact info so she may respond directly to you. If anyone has not responded by email with your full contact info, I advise you to please do so asap. This will keep the current board from having to step in and get involved. We appreciate your immediate attention to this matter. If you communicate with a former board member, please ask them to contact us through our email: theemooringscondo@gmail.com and we will gladly forward it.

Palms – Our Palm trees were trimmed and booted in August. Rat and squirrel nests were removed. There are a Total of 300 palms at a cost of \$7500. The palms were causing damage to the roofs and needed to be cared for.

B 11 Roof repair- Last month, the Board approved Arry's roofing to complete a roofing repair needed above the Janicki unit. We are scheduled for the week of October 26th.

Charger- Our insurance co. hired attorney and the insurance co. has decided to settle in with the homeowner in unit 365 for \$4k. The insurance co. has paid this amount as we had made our deductible in attorney fees. The subject is closed and can no longer be brought for further litigation.

New Residents- Please welcome our newest homeowners.

346- Jonathan and Judith Metcalf

366- Linda Francesconi

376- Isabella DiGregorio

326- Joyce Kaplan & Carl Olson

Signage- John Weber, a local sign maker is currently designing some samples for our new entrance sign.

Declaration changes in the mail- Changes will be discussed at tonight's zoom mtg. Keep in mind that the purpose of limiting rentals is to 1)increase our real estate value, 2) if the ratio% gets too high it effects future mortgages/sales and 3)tenants have no vested interest in maintaining the property. The Board is open to answer any questions or concerns before you submit your papers. A stamped envelope has been included for your convenience.

COVID-Please observe social distancing while in the common areas. There are still no visitors/guests allowed in common areas. We ask you to be respectful of the rules and your neighbors. The Board does have the right under the State of Emergency to close the pool if there is a continuance of non compliance.

The clubhouse remains closed for meetings and socials at this time also.

Unfortunately this year has prevented us from our monthly mingles and holiday parties. We hope to be able to get together as a community soon.

Be well,

Karen

