

PRESIDENT'S REPORT

OCT. 27, 2021

PLEASE TAKE NOTICE TO YOUR BULETIN BOARDS WEEKLY AS ANY SCHEDULED WORK WILL BE POSTED FOR YOUR CONVENIENCE. Announcements will also be posted on our webpage: mooringscondos.org

DOCK- Final Inspection email has confirmed they expect us to have our final inspection within 30 days. We will keep the community posted and when the time comes to move watercrafts, it will be prescheduled giving you enough time to make arrangements.

We have ordered 5 new Emergency ladders for the North side's new dock. Each ladder will be installed between the buildings.

Please refrain from using the dock, kayak launch and floating dock until we have our approvals. There are multiple notices, caution tape and cones out there but there are still people here who refuse to abide by the Insurance Company's request. It is an inconvenience but it puts the association at a huge liability.

Sidewalks- A contract has been approved and new sidewalks will be installed at every first floor entrance and out to the main walk. Any additional hazards at the main walk will be addressed also. Start date

Power washing- Now that all the major mess has been completed we will have our buildings, open porches, fencing and the south cap seawall power washed and cleaned. Please check the bulletin boards for updates. Any open porches or balconies will be washed. Please remove your personal items or you will be skipped. Enclosed porches and patios will not be done. Start date:

Balconies:

Approved this evening will be the contract proposal with Tailored Reconstruction Services. The cost per building will be approximately \$40k per 4 unit balconies. This has been a long and frustrating task to get contractors to the property. We have checked Tailored references and are confident we will be in good hands moving forward. The contract will be reviewed and critiqued by Alan Tannenbaum, our contract attorney. Upon execution, the Engineering firm will be

On board, permitting and scheduling will be presented. We plan to work with the North side balconies first. Building 10 being our main priority. This contract will save the community a tremendous amount of money. Every building and balcony will be assessed. You will be updated frequently.

IN THE MEANTIME, your balconies and porches (buildings 9-12) are still prohibited for use. If you have tenants, it is your responsibility to inform them and keep them updated.

Landscaping- MuGrow's landscaping contract will renew for 2022. There is a \$100 increase monthly. Mike has not raised our contract in two years and with the price of fuel going up, it is an understandable cost of living increase. We will be scheduling the Palm tree trimming soon. Notices will follow.

Pool Contract/updates - the Board has decided to move forward with a different pool company for the interior repairs and bring the pool to code. Unfortunately, this is a delay but the poor quality of the workmanship will end up costing us more in the future. We appreciate your patience and we will keep you informed of all changes.

Fake news: Some residents believe the pool has been closed for over a year. That is not true. The pool pavers were removed in April as we expected the work to start that month. Unfortunately there was an order delay on the new pavers and they did not arrive until May. The pool was drained on May 26, 2021 and work started then. The crew had delays with cases of Covid and delays brought us into June.

Lighting/lampposts- The board is currently reviewing options for lighting throughout the grounds. We are aware that some of the lampposts have deteriorated and others have electrical shortages with the light bulbs. This is a safety concern that we are aware of. If you see any porch lights that are out, please forward a maintenance request to Chris. We are also looking at solar dock lighting options to illuminate the path at night.

Proposed Budget- You should all have received a proposed budget in the mail for the upcoming 2022 year. We have constantly informed and updated the community as to the increase in FEMA rates throughout the state. The 18% per year has caused quite a bit of havoc for all Florida homeowners. We, fortunately and unfortunately are surrounded by water. Tarpon is a listed A flood zone. We have been blessed by never having a flood in our beautiful hamlet. The maintenance fees were not raised at all last year and some residents have approached us as to why we cannot use the trust money to continue paying our insurance costs. The Trust is designated to the repairs, replacement and all costs related to any damages/disruptions that occurred before and during that time. We have managed to use this money wisely and have a significant amount left to cover the costs of the balconies, sidewalks, patios and interiors. The money will be used to keep the property in top condition and avoid any future chance of assessments. Again the rumor mill has suggested we are in poor shape. If anyone has any questions or concerns, please feel free to reach out to the Board members for the facts. You are welcome to view all sinkhole and seawall documents and the accompanying financials.

Reserve study- The Reserve study from FPAT has been completed and will be posted to our webpage. The repairs made to the property prolong our life replacement years to our advantage. We plan to channel the reserve funds toward items that will not be repaired by the Trust money.

Committees: Since January 2018 I have asked for community members to join our committees to help with some of the work and decisions regarding the property. We have never had enough people to volunteer to make even one committee group. This is unfortunate. I hope in the New Year we will have volunteers giving of their time to help the Board throughout the grounds.

ANNUAL MEETING- NOVEMBER 10, 2021 at 7pm.

Happy Halloween

Karen Cleary