Title: Moorings Condo Association Pinellas County Board Meeting		
Date: 01/15/2020	Time: 7pm-8:10pm	
Board attendees: Karen Cleary, Marti Shannon, Vicki Zajack, Toni Perkins,		
Donna Houtz		
Management Co. attendees: Phil Colettis		
Owner Attendees: See attendence sheet		

Topic	Discussion	Outcome
Introductions	Board members, Phil Colettis substituting for	Quorum met
	Keith Phillips, the new property manager	Proof of notice met
	replacing Ashley Moore.	
	Announcement of recording of meeting and	
	that recordings are valid until transcribed,	
	once written no longer need to be kept per FL	
	statutes.	
Meeting minutes		
	Meeting notice posted to 3 billboards and	November minutes to be reviewed in
	online @ mooringscondos.org. Questions on use of email blast for notice.	February.
	November minutes review postponed to	Cost of email blasts for meeting
	February Board meeting as review was	notification costly from Ameri-Tech and
	unavailable due to prior management	not reasonable at this time.
	company delay, plus board members being	
	unavailable.	
Ameri-Tech manager report		
	Delinquencies totaled 6. With 5 (1 of which	Board to discuss follow-up action.
	is in foreclosure that Condo Assoc is renting)	Ameri-Tech has the ability to place
	over 90 days and 1 over 30 days.	delinquencies in collection.

Old Business		
	Smoke alarms - all units need to have working smoke alarm in unit by 04/01/2020. TSFD offers free smoke alarms and Instillation on request (on their web page). Main water shuts replaced with brass ball/cock lever valve (see attachment).	Follow-up inspections pending board approval. Some are in poor condition or non existent. Owner responsible. If by 4/1/20 new interior shutoffs are not completed the association will have the replacement completed by licensed plumber and cost will be to owner.
New Business		
Board President spending authority	Reviewed current \$500 limit and need to increase to \$1500 per month for necessary repairs/improvements.	Motion to accept spending increase was made by Vicki Zajack and seconded by Marti Shannon. Unanimously approved
 Deciduous tree trimming bids 		, , , ,
	Review of the three bids received: - MuGrow - Florida Landscapers - Prime-Scape	Motion to accept MuGrow was made by Marti Shannon and seconded by Vicki Zajack. Unanimously approved.
 Landscaping bids 	•	
	Review of the four bids received: - MuGrow - Florida Landscapers - First Class Grass - Green Thumb Bids attached. Florida Landscapers and First Class Grass bids eliminated from further review due to price. MuGrow and Green Thumb services	Motion to accept MuGrow was made by Vicki Zajack and seconded by Donna Houtz. Unanimously approved.

	align and prices comparable. Decision went to MuGrow as we currently are using them for our landscaping needs and are extremely satisfied.	
 Community Signage 		
	Discussion on status of signage for	Entrance sign being reviewed for design,
	community. Currently under consideration	color and size.
	are:	Additional dog poop signs, 4 to be
	- Front entrance of community sign	ordered.
	Resident/Guest parking passesDog Poop (several owners complained	Separate No Motorcycle sign to be ordered.
	of poop on grounds).	Towing co to be contacted for new sign.
	- No Motorcycles	Towning to to be contacted for new sign.
	- Towing sign	Pet owners to pick up after their pet, carry
	-reusable meeting sign	bag.
• Kayak		
	All kayaks to be placed in the kayak racks	Researching floating dock at gazebo if
	near Gazebo by 01/16/2020. Small kayak	engineer approves.
	rack near clubhouse will be removed.	
Bike Rack		
	Bike rack bids are being sought for	Awaiting bids.
	previously approved 20 space bike rack.	
 Boat whips and boat placement 	Relocation of boats from the north dock to	Board to coordinate with boat owners on
	the south dock was delayed due to delay in	timing of move and placement. All moves
	trex delivery. Will continue the weekend of	need to be scheduled in advance. Goal is
	01/18/2020. All boats will be positioned	30 days to complete all moves.
	parallel to their current placement along	50 days to complete an moves.
	north dock. All owners are responsible for	
	the boat move. Bill Friend will be contracted	
	for the installation of whips in trex dock.	

Clubhouse use		
	As clubhouse use is increasing significantly	Board is encouraging owners to submit
	due to remodel, there have been some	suggestions for all the discussed items.
	concerns brought up:	Request to Ameri-Tech for bids on card
	- cost of limited use, currently at \$50 with	scanning door security.
	\$25 being returned with inspection of	Increase in fee for owner rentals will be
	cleanliness.	considered by board.
	- cleanliness standards	Possible hiring of cleaning service for
	- frequent use by specific owners	clubhouse and pool restrooms until new
	- security of clubhouse	maintenance/landscaper is hired.
	- use of grill	Use of sign-in sheet for grill will be
	- open access to all owners	considered, as will clubhouse access.
Community Security	Company will be not objected in the most	Amoni Tool will account on 4 follows we
	-Cameras will be reactivated in the pool,	Ameri-Tech will research and follow-up with Board on results.
	clubhouse and shed areas. Currently getting bids. Plans for camera placement at the	Pool door to be used for clubhouse access.
	entrance, parking and dock areas in the	1 ool door to be used for clubilouse access.
	future.	
	-Lighting poles leaning and unsafe. Type of	Board to consider new light poles/fixtures.
	light bulbs not available anymore.	Bourd to complain he winght peress initialles.
	-Units being occupied by unauthorized	Owners to notify Ameri-Tech when their
	people.	unit is occupied for one or more nights.
		Board will call TSPD. We have recently
		had break-ins and other issues.
Pool Heater		
	Owners requesting update on pool heater.	Ameri-Tech will research and follow-up
	Reviewed owner email to a board member	with board on results
	regarding 3 pool cleaning services for	
	exploration of heater. Owner contacted to	
	see if any work done and got negative	
	response. Requested board member to	

	contact and arrange meetings/bids then	
	contact him for discussion before presenting	
	to full board.	
	As submitted services are not relevant to	
	heater installation there will be no follow-up.	
 Forensic Audit 		
	Toni Perkins will be heading the audit team.	Toni will be reviewing and interviewing for auditors.
 Architectural requests 		
•	Dennise Christie, unit 356, request for	Motion made by Marti Shannon and
	replacement windows approved	seconded by Toni Perkins. Unanimously approved.
	Board again brought forth need for new light	Board will continue review of external
	poles on property. Catalog available for	lighting need.
	review.	
President's Report	10.10	
• Fresident's Report		
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Community Update/comments	President's report reviewed and copies	
	distributed to attendees (attached).	
	distributed to attendees (attached).	
	Questions from owners:	Mary will follow-up with MuGrow on
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	- Mary Streich regarding plantings at rear of her unit. Discussed removal and	type of plants.
		Boats will be moved.
	replanting.	Boats Will be moved.
	- Bob Terbush questioning need to move	
	boats from north to south dock for safety.	
	Reviewed engineering report and lawyer	
	letter for no access to dock due to risk.	Residents may need to remove their boats
	- Sandy Delgado concerned with depth of	from property if water depth is an issue.
	water by south side dock, may result in boat	

Respectfully submitted by: Marti Shannon Vice President MCAPC	- February meeting will have sign-up sheets for committees: Pool, beatification, finance, compliance. - Basil Demy, unit 366 is in hospital and has trespassing authorization from TPPD on his unit. - Jack Ennis, unit 337 is currently at his son's and needs our prayers. - Joe Genna, unit 376 has finished his treatment - Cliff Rodd, unit 382 has passed and our sincere sympathies to Jane and family. - Cabo, unit 379, the loving pup of Mark & Becky	Danuta Andrekyz is Basil's caregiver and the only one allowed in unit. Board has emergency permission.
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