

The Moorings Community

BOARD OF DIRECTORS MEETING

Date: July 13, 2026

Time: 6:00pm EST

Meeting called to order by: Rich Sullivan, President

Ameri-Tech: Ellyse Vosselmann, LCAM

Board members in attendance:

Rich Sullivan-President, DeWayne Casteel-Vice President, Donna Creegan-Treasurer & Joe Green

QUORUM:

Established for Board Quorum

PROOF OF NOTICE:

- Posted to Bulletin Board
- Posted Online
- Emailed Sent Out

WAIVE READING OF PREVIOUS MINUTES

- Motion made by Rich Sullivan
- Joe Green 2nd
- All in favor

TREASURER REPORT

- Operating Fund - \$211,505
 - Higher due to special assessments coming in
- Income Statement - \$34.536 surplus
 - We are over budget in a few areas.

MANAGERS REPORT

- 3 More buildings need to have shut off valves replaced (9,10,11)
 - No longer will have to shut whole complex off when there is a water leak.
- Dock issue getting looked at (pulling away from sea wall)
- Aging report
 - 2 people at Attorney

- 3 people going to Attorney
- Currently \$106,000 is owed to the Association (HOA's & Special Assessments)
- 368 foreclosure is complete Will be able to sell. Offer to residents first before putting on the market.

ATTORNEY UPDATE

- No Attorney on call, will have to table

REBUILD UPDATE

- \$347,000 currently owed to BBI
 - If debt not paid we are not 100% sure what BBI can do
 - Work has been continuing not sure of new complete date since they did not honor the 7/9/26 one.
- Emailed Kelly Creegan punch list for your condo
- Kelly Creegan & BBI doing walk-through to do punch list.

OPEN FORUM:

Motion made to adjourn the meeting at 6:49pm

Joe Green Seconded the motion

All in Favor