

MOORINGS/SAFETY HARBOUR PROPERTY OWNERS ASSOCIATION

Board of Director Meeting

Tuesday, June 28, 2022, at 6:30 PM

Location: WebEx

Directors Present: Peter Eurich, Charles Hecker, Matthew Kostris, & David Spigner

Directors on speaker telephone: N/A

Directors Absent: None

Peter asked for Stephen to call the roll. After the roll call with all members of the Board present, a quorum of the Board was established, the meeting was called to order at 6:30PM.

APPROVAL OF MINUTES

Peter asked if all have reviewed the April 26th meeting minutes. After time Peter called for any changes or suggestions, there being none, a motion was made to approve the minutes as submitted. The motion received a second and unanimous approval.

Director Vacancy/Removal

Peter asked if the Board would approve adjusting the agenda slightly and bring the new business item "Director Vacancy/Removal" to the beginning of the meeting. He recommended this as it would be good for the proposed new Board member to participate in the meeting.

With all agreeing, Peter made a motion to appoint Bryce Larson to fill the vacant seat on the Board. After general discussions the motion received a second. Additional discussions followed with the motion receiving unanimous approval.

TREASURER'S REPORT

Peter called on Matthew to provide the treasurer's report.

Matthew introduced himself to the members present and began the presentation reporting the cash balance for the community at \$109,906. He continued the report advising the membership on the Profit and Loss statement noting the operations are under budget for the year to date and current cycle. He added the overall financial state of the Association is strong.

A question verifying the working capital amount held by the association was answered noting there is over \$109,000 in the Association's bank account.

The report continued with the receivables and the one account that is in bank foreclosure. After a few questions regarding the receivable and that the home remains in bank foreclosure and the Association has not been advised of any title transfer, it was agreed to not write off the amount as the Association could obtain some recovery if a short sale or other remedy is processed on the account.

ARC Report

Stephen provided the ARC presentation reporting on the recent ARC activity. Owner requests include; landscaping, sliding window installation, underground fuel tank and home painting.

Welcome Committee Report

No report. Cathy Glover reported there has not been any activity. She said she and Bo are the ones to contact new owner, but he is out of the country. Debby Wing offered to help and Stephen said he will generate a report on recent activity to assist them in the process.

Social Committee Report

No report.

Grievance Committee Report

Stephen reported there has not been any activity for the committee. There may be some items during this meeting in the event the Board acts on two accounts, which will be presented in the Manager's Report.

President's Report

Peter opened his report advising the Board and membership that Charlie and Matt have successfully completed their Board Certification and provided certificates of completion to the Association.

He reported on the sidewalk condition along Kokomo, where a resident fell due to an uneven sidewalk and sustained cuts and browses. When Martin County was advised of this event, they responded promptly and used grinders to level the sidewalk and rid the trip hazard.

Peter concluded this portion of his report recommending if any residents encounter trip hazards, they should call Jupiter Management or any Board member so the condition can be brought to the county's attention as they respond quickly to the need.

Peter reported the projects at the tennis courts have been completed. Repair items include:

- The repairs and maintenance of the gazebo;
- Painting of the gazebo;
- The basketball court.

With the tennis courts being a separate entity, full documents should be in place for structuring the operation of the facility. Peter and the Islands of Jupiter representatives have found there are no covenants and restrictions for the tennis courts. He concluded the report noting documents need to be composed for the tennis courts.

With the discussion of composing documents, the item of legal representation was discussed. Peter advised the Board that Laurie Manoff and her firm is not listed as the Association's counsel. During discussions regarding historical events with past counsel, it was agreed Laurie Manoff should be engaged for representing the community. Jupiter Management will work on updating the corporate registration and find why Manoff and Stoloff are not currently engaged to represent the Association.

File storage was discussed, and Peter recommended the expense the Association pays monthly for archive storage should be discontinued and the records should be converted to electronic files. After decisions regarding the processes, storage mediums a motion was made to approve the purchase of two eight (8) terabyte hard drives, schedule the conversion from paper to electronic and shred the old documents when the process is completed. The motion received a second and unanimous approval.

Peter recommended standard email addresses be established for the Moorings Board of Directors. He advised it is best to have private emails separate from the Association business emails. All agreed.

Project Standards & Rules & Regulations

The committee reported they are working on the rules and suggested a legal opinion be obtained on the approval process for the Project Standards. The committee asked the legal opinion to be obtained before lots of work is completed on the process to ensure they work is proper and the approval process is completed properly.

When working with Laurie Manoff, Stephen will get an opinion from her on the updating of the Project Standards and how the update is to be approved and implemented.

The committee meeting will reconvene and report back to the Board in August.

OLD BUSINESS

MOORINGS WALLS

The current condition of the community walls was discussed. A brief presentation of the historical events surrounding the walls and their maintenance was provided by Peter with members providing additional information on the previous maintenance performed on the walls.

There were discussions regarding ownership of the walls, who should maintain the walls and various plans to economize the maintenance of the walls by selecting not all the walls to be addressed.

There were general debates on all viewpoints resulting with the members present and Board members agreeing the community should continue to maintain the walls and the maintenance needs should be prioritized. Peter provided comparable information utilizing the Islands of Jupiter and how they addressed their walls and decorative tiles. He added there is a bid for the service in the amount of \$8,800. After detailed discussions regarding the current conditions and historical events, a motion was made to approve the cleaning and painting of the walls up to \$8,800. Two additional bids will be obtained prior to engaging the service. The motion received a second and 4 positive votes, the motion passed.

NEW BUSINESS

Ratify Landscape Contractor

Peter reported the Association disengaged Leo's Landscaping and their last day of service is this week. The new contractor will be starting afterwards. The purpose of the discussion to ratify the removal of Leo's and engagement of Schoen Property Specialist for the Moorings Landscaping. A motion was made to approve the removal of Leo's and to engage Schoen Property Specialist. The motion received a second and unanimous approval.

MANAGER'S REPORT

Peter asked Stephen to provide the Manager's Report.

Stephen provided details on the violation letters processed and highlighted two owner issues that remained outstanding. He advised the Board of the fining processes and added information to the discussions regarding the history of the two homeowners and their violations. The Board package included letters and photos of the violations.

After discussions no fining action was processed.

GENERAL DISCUSISON

Peter opened discussions regarding the Holiday Lighting three-year agreement. There were discussions of areas of greater priority for lighting as well as utilizing volunteers for the seasonal lighting.

Peter thanked everyone for their input during the meeting. After general discussions regarding the meeting the items accomplished, a motion was made to adjourn the meeting. The meeting adjourned at 7:48 PM

Respectfully Submitted by,

A handwritten signature in blue ink, appearing to read 'S. Skakandy', with a long horizontal flourish extending to the right.

Stephen Skakandy, LCAM