

The Moorings HOA Annual Meeting

Thursday, July 23, 2020
Minutes Submitted by Rick Glasby

Meeting was called to order at 7:04PM

Attendance from Moorings Leadership Committee: Clyde Bridge, Brenda Merchberger, Lisa Parry, Rick Glasby, José Bermudez, Joanne Bertone, Jeff Hombberger, Rosemary Golick, and Frank Tuozo. Plus approximately 30 residents.

Minutes from May 18, 2020 HOA Meeting were approved.

Election of Officers: No nominations were received for new board members. A voice vote was taken (all Aye except one Nay vote). The following board members were re-elected for the 2020-2021 year:

- President – Clyde Bridge
- Vice President – Lisa Parry
- Treasurer – Brenda Merchberger
- Secretary - Rick Glasby

Revisions to Covenants & Restrictions: Proposed revisions to the Moorings Covenants & Restrictions and a proxy for voting were mailed to homeowners on June 12th. The final date for submitting proxy or ballot for voting was set as September 21st at the next HOA meeting.

Clyde Bridge stated that voting is being held only on changes specified in the document mailed to homeowners, but that suggestions can be made for future revisions. Clyde then led a discussion on specific proposed changes that had generated the most comments:

- Section 5: Trailers, Vehicles, Boats. Resident commented that the definition of “commercial vehicle” was too restrictive, and should apply only to very large vehicles. Another resident suggested that section on “automotive repair” should be more narrowly defined (such as “vehicle cannot be left in a state of disrepair on lot.”)
- Section 6: Regulation of Signs. Resident suggested that only “offensive” signs should be prohibited.
- Section 12: Waste. There was discussion on what constituted an appropriate method of hiding waste (fence, hedge, etc.)

- Section 16: Roofs. Inadvertently left in sentence with types of roofs. A resident questioned whether metal roofs were acceptable – yes, they are.
- Section 17: Business Prohibited. A resident suggested that home businesses should be more narrowly defined (such as “numerous customers are prohibited from visiting a residence for business purposes).
- Section 18: Nuisances. A resident had the opinion that the HOA could be sued for prohibiting clotheslines (since a Florida statute defines clotheslines as energy saving devices).
- Section 24: Duration of Restrictions. The proxy states “No change” however there were changes. A resident commented this is confusing.
- Section 26: Enforcement. The proxy states “No Change” however there were changes. Concerns were expressed about the process for enforcement. The complaint and enforcement process should be documented.
- Section 27: Amendments. Currently two-thirds of homeowners need to provide written approval to change Covenants & Restrictions. This section would change the threshold to over 50% of homeowner approval would be required

Other Items:

- José Bermudez is stepping down as Roads & Grounds volunteer after many years of service. A new volunteer is needed for this position.
- The Main Entrance island project is moving ahead, with a contractor slated to begin installation of curbing followed by plants shortly.
- SPRA informs us that Melbourne Water Utilities will be replacing a 20-inch water main on Aruba Court shortly.
- The sewer work on the north side of St Georges Ct was to repair/replace a valve. However, a major sewer lift station project is slated for that location soon.

The meeting was adjourned at 8:24 p.m. and will reconvene at the next Board meeting on Monday September 21st at a time and location to be determined. The results of the voting on proposed changes to the Covenants & Restrictions will be available at that meeting.

Meeting Adjourned at 8:24PM