

# MPUPDATE 4-4-23

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Dear Unit Owners,

We know you are all waiting anxiously for an update on the property and the pool. It is a slow and arduous process, but we are making headway, and are learning the painful lesson of waiting, then waiting some more. We have ordered roofing materials, fencing, paving, electrical, etc, but are finding that the backorder on some supplies is still weeks or months out.

In addition, the insurance carrier is requiring yet another full building inspection of each unit. There was an issue with the engineer the insurance carrier sent out during the last inspection. They have hired someone else, and will do the inspection again. Our attorney informed us that they are within their rights to ask for this again, and we will have to comply.

There is good news as well! Progress is being made. Here are our current projects underway.

## **Gardens**

We have had a number of residents that have spent endless hours in the heat pulling weeds, planting flowers, moving bushes, laying mulch, and spreading river rock. The gardens around the building and parking area are looking as beautiful as ever. Thank you to those who sacrificed so many hours doing this work!

## **Pool**

The pool filter and pump have been replaced, and our pool is looking clean and refreshing. The last bit of staining on the bottom is being treated this week. Now it's time to test our heaters so we can have that temperature at 88° when we are ready to open.

## **Fence**

The fence has been ordered and will be installed as soon as the permit is made available. The commercial permits are taking longer than the residential permits. We are considered a commercial property, so our pool and fence fall under commercial regulations. These regulations are scrutinized more carefully by the county, and the fence and pool will need to pass inspection before we can open that area.

## **Pavers**

The pavers to repair the patio around the pool, and to add an extension to the patio, have been ordered. The repair to the existing pavers will be done first so the pool can open once the fence is in. The extension pavers will be completed sometime this summer.

## **Car Ports & Roof**

We are ready and waiting on the carports and roof. What we need now is the insurance carrier to sign off on these non-disputed items so the work can begin.

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## **Payments to Premier**

Please take note that all future payments to Premier need to be sent to one of the following options, and **not** to Premier's local office in Marinatown.

All check payments should be made payable to: Moorings Point Condominium Association. Print your bill pay # and serial # on the check memo line.

Option #1: (mail)      ***Truist Association Services***      (You will need to include your  
***P.O. Box 628207***      coupon stub.)  
***Orlando, FL 32862-8207***

Option #2: (in person)      ***Truist Branch at Merchants Crossing***  
***15051 North Cleveland Ave.***  
***North Fort Myers***  
(You will need your coupon stub. The payment will post the same day. This is good in case you are running late getting your payment in the mail.)

Option #3: (online payment)      Payments can be made online at [www.truist.com/payments](http://www.truist.com/payments)  
Choose the method of payment you would like:  
**E-check:** no additional fees for this option  
**Credit card:** (credit card fees do apply)  
**Enroll in ACH:** future assessments to deduct automatically on the 3rd of each month.

When paying online, use the bill pay #, the serial account #, and your Unit #.  
These can be found in your coupon book.

## **Windows**

For any owner who plans to replace their windows before the insurance settlement is final, please remember that you must provide the Board of Directors the paperwork for the type of windows being installed, the name of the contractor installing them, and the proof of the company's license and insurance policy. This paperwork is to be submitted before installation takes place.

## **Elevator**

We are waiting for a part to come in for the second elevator. As soon as it arrives, the elevator company will come and do the installation.

## **Seasonal Unit Owner's Monthly Inspection**

All owners should submit a new "Seasonal Unit Owner's Monthly Inspection" form with the name and contact information of the person(s) you have asked to check on your unit. These checks should be done at least once a month. If you are on property, please put them in the office mailbox. If you are not, please email the completed form to a friend or Board member who will make a copy and turn it in for you.

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## **Week of April 24 Inspections**

The Insurance company has requested an inspection of every unit. This is not a choice, so if you do not want anyone in your unit when you are not present, please plan to be on site from April 24-28, or ask a friend to monitor your unit for you.

The inspection will include windows, doors, sliders, and any water damage caused by the hurricane.

## **Contractors on Site**

Please remember to avoid talking to, asking questions of, or giving directions to any of the vendors or contractors the Board has hired. We have been contacted multiple times from service providers about work interference. Our goal is to give them all a safe space to work while servicing our property.

Thank you all for your patience with what seems like our glacial movements toward property restoration. We are united in our goals of restoring our property, opening the pool as soon as possible, and increasing the value of Moorings Point. The Board will continue to work towards those goals until the work is completed.

Respectfully,

*Moorings Point Board of Directors*

## **Recent Questions**

1. We were asked recently why a non-board member entered units during the recent annual fire inspection.

It takes hours to enter every unit, check all of the alarms, water main, and to check under each sink for leaks while the fire inspector is checking the emergency sound system. This year, the Fire Inspection company asked that we break into two teams in order to complete this task more quickly. Two teams means more people. We have a few residents that have been trained to do this inspection, and one of these trained residents helped this year.

2. There was a question asking why we are no longer posting complete financials.

We have made the decision to post our financial summaries every month, to align with the practice of most condominium associations in Florida. There are other detailed pages that are

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available to any unit owner who files the Official Inspection of Records form we have provided on our website.

3. The Board was asked why we couldn't have put up our own fence right after the hurricane?

Because we are considered a commercial pool property, our pool fence cannot be repaired or replaced without a permit obtained by a commercial contractor. The fence plans need to be submitted and approved by the Lee County Permit Department, and installed by a contractor. After installation, the Pool Code Department will do an inspection. Our fence will need to meet new Lee County Pool Codes to pass. Our new fence will meet those codes.