

The Moorings- HOA Meeting Minutes

March 18, 2026

Attendees:

Clyde Bridge	Jeff Homberger	Mike McBride (phone)	
Jeff Knickerbocker	Beth Davison	Rosemary Golick	Magi Kyle
Cathy Jones			

Meeting Called to order: 7:00 PM

Minutes: Minutes from prior meeting were reviewed and approved. No changes made.

1. **President's Update:** (Clyde Bridge)

- 1.1. Sprinkler Pump: Clyde and others have collected multiple quotes to replace the sprinkler pump at the center island entrance. Values range from \$800 - \$900 and include a one year warranty. Clyde and team to review quotes in detail and award to most competent bidder.
- 1.2. Estoppels: Clyde mentioned that we need to keep a list (accounts receivable – so to speak) of outstanding estoppel fees that remain unpaid. This was agreed to by treasurer Mike McBride.
- 1.3. Question was asked by Beth Davison and it was noted that there are plans for neighborhood garage sale April 4th. Signs and email notification will be provided.

2. **Vice President /Facebook/Directory Update:** (Shelby McKay not available but provided notes)

- 2.1. Shelby is starting to plan for a community spring party.
- 2.2. Shelby suggested doing another party in the neighborhood rather than at the beach.
- 2.3. Party dates could be late May or early June. If May we need to watch for conflicts around high school graduation and Memorial Day weekends. Suggest we plan around them and likely shoot for early June.
- 2.4. Plan on having a food truck once again. May try for a new band, just for some variety.
- 2.5. Jeff Knickerbocker mentioned Ken Page and his band. Suggest members scout them out and decide if they are good enough. Ken Page is a local dock contractor that has a side gig with a band.
- 2.6. Rosemary suggested asking one of her neighbors who happens to be a drummer in a band to see if they would be interested in performing.
- 2.7. Facebook Update: Shelby provided notes regarding concern about “self-promotion” on the Moorings Facebook group site. It is not the intent to allow advertising or repetitive promotion of self interest in the group chat. Shelby will develop guidelines and float these to the FB group which will specify frequency rules such as one post per event, or one post per quarter.

3. **Treasurer's Report:** (Mike McBride)

- 3.1. February has been a good month financially, having taken in \$7700 in dues collection fees. No estoppel fees of late. Expenses for the month were low – to the tune of \$90.
- 3.2. End of February balance was \$24,442.
- 3.3. For March, to date, we received another \$4234 in revenue. Expenses so far in March have been for attorney fees, and reproduction cost for the Dues Letters.
- 3.4. Balance is now at almost \$29K.
- 3.5. We have had a record collection value to date at \$16K. This is \$3K more than previous year.
- 3.6. 131 home owners have paid representing 62% of 210 homes
- 3.7. Eight residents paid at the platinum level (\$300), and 15 at \$200.
- 3.8. Average payment is running at \$126.
- 3.9. Mike is anticipating another \$4k in dues before we are done.
- 3.10. Mike suggest running another Dues Notice in the upcoming newsletter.
- 3.11. Mike will email the dues collected breakout by street to the respective street representatives.
- 3.12. Clyde asked Mike to resurrect the “budget bucket list” which shows annual budget allocations and include in the report out and newsletter.
- 3.13. AR – Jeff Homberger to pull a copy of Lisa Parry's previous budget lineitem bucket list.

4. **Secretary Report:**

- 4.1. Spring Garage Sale reminder for Sat April 4th. Jeff to include dedicated MailChimp reminder to the neighborhood. Clyde to get signs and post them at the end of the streets.
 - 4.2. Newsletter: Jeff Knickerbocker asked to include a reminder about the upcoming Lions Club Tri-Tip dinner / fundraiser.
 - 4.3. Newsletter: Beth Davison will send details of a Women's club event that sponsored local women to honor military service members.
5. **Road and Grounds:** (Susan Leitch not available for the meeting)
- 5.1. Sprinkler quotes mentioned again. As noted earlier, Clyde, Jeff K to review bids and select best value contractor.
6. **Waterways:** (David McKay not available for the meeting)
7. **SPRA** (Bob Schverak – not available)
8. **Covenants** (Clyde Bridge)
- 8.1. Covenants review is almost complete. Clyde will have a final review with the attorney before we go to print. There are approximately (3) small outstanding issues that require clarification.
9. **Street Reps**
- 9.1. Aruba (Buzz Benevente – not in attendance, but spoke to Clyde prior to meeting)
 - 9.1.1.
 - 9.2. Bridgetown (Beth / Rosemary)
 - 9.2.1. Beth noted that another home has been purchased and torn down for a complete rebuild.
 - 9.2.2. Home at 451 Bridgetown has purchased a new boat and it is in the front on the yard until a new dock is completed.
 - 9.3. St George (???)
 - 9.3.1. Home recently sold for \$675K.
 - 9.4. Port Royal (Magi)
 - 9.4.1. Clyde dealing with an issue reported on Port Royal median wherein a resident hired someone to dig out around the roots of Christmas Palms after the freeze. No one is sure why this was done, but there is concern that the trees may die.
 - 9.4.2. AirStream storage issue – Clyde continues to work with the owner of the Airstream that is often parked in the front yard of the house. Official HOA letter has been provided citing the incident. Resident would like the letter retracted but that is not the plan.
 - 9.4.3. Magi noted that while delivering Dues Letters, two homeowners were very rude, one resident at 407 Port Royal simply tearing up the letter upon delivery.
 - 9.5. St Lucia Ct (Jeff Knickerbocker)
 - 9.5.1. Issue with car parked on Jolly Roger with two flat tires (looks like a derelict vehicle). Sheriff was contacted and owner has repaired the vehicle.
 - 9.5.2. New residents have moved in to home at 433 St Lucia Ct. Jeff K has contacted them and introduced them to the Moorings HOA.
 - 9.5.3. Homes on east end of the street lost power. FPL has a temporary line across the street with ramp to protect the power lines.
10. **Open Discussion:**
- 10.1. Cathy Jones requested a mention in the upcoming newsletter to address contractors parking vehicles on narrow streets. She knows they must access their vehicles but suggested they at least try and stagger their vehicles to facilitate local traffic.
11. **Action Items**
- 11.1. Clyde asked Magi for details about the "Post cards" she developed for new neighbors. Magi noted that she made her own. Clyde to make more post cards and send to the group for review.
 - 11.2. Beth Davison requested more hardcopy copies of the directories. Clyde and team to make all address change updates (from the Dues Letter submissions) and then make new hard copies.
 - 11.3. Jeff Knickerbocker has been making personalized "get well" cards for residents that are ill. Jeff is an artist and has created very nice cards. Cathy Jones brought up the point that some residents may want to keep their medical issues or illnesses private. The group agreed that that was a valid concern.

12. Next Meeting

- 12.1. Next meeting will be held at 7:00 pm on Wednesday, April 15 at Beth Davison's home at 443 Bridgetown Ct.

Meeting Adjourned 8:10 pm