

The Moorings- HOA Meeting Minutes

April 15, 2026

Attendees:

Clyde Bridge	Jeff Homberger	Mike McBride	Shelby McKay
Beth Davison	Magi Kyle	Buzz Benevente	Rosemary Golick

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. Estoppels: Mike McBride is keeping a list of estoppels prepared with respect to payments made as requested by Clyde.
- 1.2. Garage Sale – low attendance noted at April 4th garage sale. May reconsider the need to host next garage sale, or doing an rsvp process to assess demand for future garage sales. Might also just support a single garage sale in the fall that lines up with the City-wide sale.
- 1.3. Facebook group – Shelby monitors the Moorings Facebook group and checks it at least once a week.

2. **Vice President /Facebook/Directory Update:**

- 2.1. Facebook personal adds – it was noted that there is some self-promotion and individual advertising going on within the Moorings Facebook group that exceeds recommended guidelines. Shelby is going to post the rules on self-promotion and advertising following guidance based on frequency of post or on an event based schedule, ie, once per event.
- 2.2. Shelby is putting together plans for a Spring party for the Moorings. Will be similar to the event held last year.
 - 2.2.1. Will plan to have street party on Jolly Rodger in front of Rosemary's home.
 - 2.2.2. Team is seeking entertainment / band to perform
 - 2.2.3. Plan to keep or utilize the same food truck as last time if available.
 - 2.2.4. May shoot for May 31 (Sunday) or early June. Time will be 6:00 to 8:00 pm. Have to steer clear of Memorial Day and graduation weekends.
- 2.3. Directory Update – Clyde has the master spreadsheet and will share as needed.

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

- 3.1. Mike McBride presented the attendees with a handout of the financials for the HOA.
- 3.2. Mike mentioned that our income phase (dues collection) is winding down. Received approximately \$1000 in April. Total budget currently is at \$31K.
- 3.3. Stats to date: \$18,285 has been collected so far this year – which is a record. 144 homes have contributed, or 69%. Average payment is at \$126.
- 3.4. Rosemary asked Mike to provide a list of the addresses / homeowners that have not paid and said she would follow-up with request for dues.
- 3.5. Jeff Homberger to post the Moorings bucketized budget list by category from Mikes spreadsheet.
- 3.6. Mike brought up the recently installed lift station at the front entrance and suggested some improvements to enhance the entryway view. Mike shared a rendering of a new sign that will hide the lift station. Clyde reminded everyone past discussions regarding improvements on county property, and noted that certain channels must be used to gain approval for any modification.

4. **Secretary Report:**

- 4.1. Clyde recommended that the Newsletter post information about upcoming Honor Flights. Will post timing of upcoming flights in the bulletin board section.
- 4.2. Business Spotlight – have a new resident in the Moorings that wants to publish their company in an upcoming Newsletter issue. Jeff noted that we also have information on the firm "Blinds of all Kinds".

- 4.3. Hot topics – Upcoming community block party; South Patrick repaving project; Rosemary note regarding truck and staging activities along Jolly Roger.
5. **Road and Grounds:**
 - 5.1. Open issue remains regarding Port Royal palm trees that were dug up by resident and contractor. Still waiting to see if trees survive freeze.
 - 5.2. Jolly Roger Christmas Palms – team keeping an eye on them to see how they fare after the freeze.
 - 5.3. Jolly Roger hedge – 90% of the grounds have been re-mulched by the County. Still have to do the dark mulch sections by ourselves.
6. **Waterways:**
 - 6.1. Mike McBride mentioned that a neighbor on St George has a mangrove tree growing in the canal and that he thinks that the HOA board has some responsibility. Mike will ask the resident to call Clyde for an explanation as to what state entity has jurisdiction.
7. **SPRA** (Bob Schverak – not available)
8. **Covenants** (Clyde Bridge)
 - 8.1. Clyde will talk to attorney regarding status and next steps for covenants review.
 - 8.2. New airstream parked on Port Royal. Clyde has talked to owner to explain covenant restrictions.
9. **Street Reps**
 - 9.1. Aruba (Buzz Benevente)
 - 9.1.1. Buzz asked Shelby if realtors understand the HOA covenant rules and also asked how to put the covenants in a prospective buyers hands.
 - 9.1.2. Buzz noted that an older home has been demolished in preparation for a new home build at 408 Aruba ct.
 - 9.1.3. Buzz asked if anyone is using the “overnight parking” citation card? Clyde repeated that to start the process of a complaint he needs a photo of the infraction from someone.
 - 9.1.4. It was noted that the dues contribution rate for Aruba was 69%.
 - 9.2. Bridgetown (Beth / Rosemary)
 - 9.2.1. No issues noted on Bridgetown – all is good according to reps.
 - 9.3. St George (No street rep available)
 - 9.4. Port Royal (Magi)
 - 9.4.1. It was noted that a jet ski has been exceeding “no wake” limits. Such an issue should be reported to the Florida Fish and Wildlife Commission or Melbourne Police Department.
 - 9.4.2. There are some cars parking on the street but no formal complaints have been received.
 - 9.5. St Lucia Ct: (no new updates provided)
10. **Open Discussion:**
 - 10.1. Rosemary asked what should be done with trees that are freeze damaged. General consensus was to leave them for now and see what recovers.
 - 10.2. Directory on Website – Mike McBride is working on granting access to residents, noting that people will have to go through him for access.
11. **Action Items**
12. **Next Meeting**
 - 12.1. Next meeting will be held at 7:00 pm on Wednesday, May 20 at Jeff Homberger’s home at 477 St Lucia Ct.

Meeting Adjourned 8:16 pm

Financials:

Mooring HOA 4/26 Treasurer Report

MARCH 2026 Transactions

TOTAL INCOME	\$	5,753.80
Dues income	\$	5,753.80
Estoppels	\$	0.00
TOTAL EXPENSES	\$	(75.00)
Attorney Fee	\$	(75.00)
NET TRANSACTIONS FOR MONTH	\$	5,678.80
BANK BALANCE AT END OF MARCH	\$	30,120.80

APRIL 2026 Transactions to Date

2026 Dues income	\$	996.80
Attorney Fee	\$	(225.00)
NET INCOME	\$	771.80
BANK BALANCE AS OF APRIL 15	\$	31,059.67

Operating Budget to Date

Budget Items	Annual Budget	Actual to date
Covenants revision (legal consultation)	\$ 3,000.00	\$ 1,624.60
Legal Services / Covenants legal enforcement reserve	\$ 5,000.00	\$ 75.00
Storage Facility	\$ 750.00	\$ 657.32
Social Events (entertainment, insurance, etc.)	\$ 1,500.00	\$ 510.24
Website hosting (1 year), Domain name hosting (10 years)	\$ 300.00	\$ 450.78
Special Projects (signs,TBD)	\$ 3,000.00	\$ 256.97
Supplies (printing, mailing, etc)	\$ 1,000.00	\$ 160.95
PO Box	\$ 210.00	\$ 210.00
Maintenance (sprinkler pump, electrical, flag pole, etc)	\$ 1,500.00	\$ 200.00
Accounting software	\$ 180.00	\$ 168.57
Corporate Filing	\$ 60.00	\$ 62.25
Insurance (Board)	\$ 1,200.00	
Landscaping (plants, mulch, etc)	\$ 1,000.00	
Irrigation (pipes, filters sprinkler heads, caps, etc)	\$ 500.00	
Discretionary Fund (xmas lights, etc)	\$ 1,000.00	\$ 72.02
Total Annual Operating Budget	\$ 20,200.00	\$ 4,448.70

Accounting Updates

- Dues tricking in
 - Record Collections to date for fiscal year: \$18,285
 - 144 homeowners of have paid to date. 69% of 210 total homeowners
 - 144 dues paid is 87% of target goal of beating 2022 record of 165 dues paid
 - Average payment of \$126.98 vs last years record of \$85
 - Collected TEN \$300 Platinums and TWENTY \$200+ Golds
 - Dues continue to trickle in slowly
 - With projections of \$1k in additional dues collections, we should be able to erase last year's deficit and exceed last year's peak balance of \$32k by end of this April