

The Moorings- HOA Meeting Minutes

May 20, 2026

Attendees:

Clyde Bridge
Beth Davison
Cathy Jones

Jeff Homberger
Rosemary Golick
Andy Andersen

Mike McBride
Jeff Knickerbocker
Mindy Rubinstein

Buzz Benevente
Bob Schverfak

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 Sprinkler pump on Jolly Roger has been replaced by contractor. A1A Sprinklers was awarded the job after multiple bids were received and reviewed. In addition to the pump install, A1A is now working to make sure all zone valves are working properly.
- 1.2. Freeze damage to trees – will continue to monitor progress of freeze damaged palm trees. It was noted that the Christmas Palms along Jolly Roger may be the responsibility of the County. If they die and need to be replaced, step one will be to defer to the County.
 - 1.2.1. Mike McBride mentioned that the palms along Port Royal should be trimmed and watered. Mike proposed that we have an expert take a look at the trees to assess and advise. It was later noted that Big Ben's Tree Trimming and or Groundteck Landscaping could be consulted.
 - 1.2.2. Rosemary made the point that if Palms have to be replaced they should be replaced with cold tolerant trees, and preferably natives.
 - 1.2.3. Consider sending a note to the residents along Port Royal to water the palms frequently.
 - 1.2.4. Mike M. will talk to his tree guy for an opinion.

2. Vice President /Facebook/Directory Update: (Shelby provided notes)

- 2.1. Shelby put together flyers for the upcoming Moorings summer party. Flyers were reviewed by the group.
 - 2.1.1. Party is planned for May 31, from 6:00 pm – 8:00 pm.
 - 2.1.2. No band has been selected at this time. Clyde can provide his boom box and a microphone.
 - 2.1.3. Jeff Knickerbocker will reach out to Ken Page and his band to see if they are interested.
 - 2.1.4. Shelby will make copies of flyers and deliver to the street rep's to deliver. Shelby asked for \$100 budget for reproduction. It was granted.
 - 2.1.5. Jeff H to share copy services information to Shelby.
 - 2.1.6. Jeff H to bring corn-hole boards to the party. Clyde to bring his large Jenga set.
 - 2.1.7. Someone suggested bubbles and chalk for kids.
 - 2.1.8. BYO Desert –
 - 2.1.9. Because party starts at 6:00 pm board did not see the need to provide tents.
 - 2.1.10. Shelby will provide name tags
 - 2.1.11. Jeff H to push out some MailChimp notifications for the Party.
- 2.2. Directory Updates – Clyde has made the most recent updates to the Directory.
- 2.3. Facebook Update –
 - 2.3.1. Clyde mentioned on-going issue with individual self-promotion post. Shelby has documented guidelines and published to the Facebook group.
 - 2.3.2. Shelby has notified the person

3. Treasurer's Report: (Mike McBride)

- 3.1. Mike McBride handed out copies of this month's financials. Mike said there was not a lot to report out for the month, pretty quiet.
- 3.2. Clyde asked if Mike was tracking estoppels and payments. Mike was not so Clyde will track.

- 3.3. Clyde questioned the budget total as presented in the document, and why it didn't tie to the annual operating budget at \$31K. Mention was made regarding the additional \$11K and suggested it be tracked as "reserves".
- 3.4. Mike reviewed the stats on dues collection to date.
- 3.5. Beth and Rosemary did a secondary sweep of Bridgetown to try and collect from residents that have not contributed dues to date.
- 3.6. Mike suggested that Clyde recognize resident that have paid their dues and give special praise for the Platinum level contributors.
- 3.7. Mike reported that the Moorings website is up and running. Directory is loaded on the website and Mike can grant limited access on a request only basis.
- 3.8. Andy Anderson suggested that the Roads & Grounds crew of Susan and David Leitch be recognized for their efforts.
4. **Secretary Report:** (did not discuss at this time)
5. **Road and Grounds:**
 - 5.1. Clyde noted that the Jolly Roger bridge has been repaired by the County and rocks installed at culverts. It was noted that we should include the sprinkler pump replacement in the newsletter, and mention the artificial rock reefs that have been installed in the river behind Sampson Island.
6. **Waterways:**
 - 6.1. Jeff Knickerbocker asked about the status of County oyster farming program. No one was sure of the status. Jeff also asked if it was important to scrape barnacles off of dock pilings? No one knew the answer but it was suggested that this would make a good research project.
7. **SPRA** (Bob Schverak)
 - 7.1. Bob noted that SPRA is sponsoring a community picnic at the park just north of Sea Park elementary. Party is May 31 from 1:00 pm to 4:00 pm and features live K-9 shows and some demonstrations by the fire department. Will also feature food and drinks. Admittance is free.
8. **Covenants** (Clyde Bridge)
 - 8.1. Per Clyde, the attorney is reviewing final updates to the covenants.
 - 8.2. It was noted that there is currently no restriction on house colors and residents are free to choose the color of their choice. The issue is that colors are subjective and there is no hard way to pin down a particular color palette without an architectural review board.
 - 8.3. One person stated they do not like Bahamian color schemes.
 - 8.4. It was suggested that Clyde should give an update on the covenant's status at the spring party.
 - 8.5. The Moorings HOA is not a 720 designation, but is in fact legally a 619 non-profit.
 - 8.6. Beth asked "what percentage of residents have to vote in favor" to approve new covenants? Answer was 51%.
9. **Street Reps**
 - 9.1. Aruba (Buzz Benevente)
 - 9.1.1. Buzz recommended that freeze damage input should be solicited from Big Ben's tree service, or from Groundteck.
 - 9.1.2. There is a new house on Aruba Ct being constructed from the ground up.
 - 9.1.3. Buzz asked about the status of new mulch at the south entrance. Answer was that the County will only re-mulch with the brown mulch.
 - 9.2. Bridgetown (Beth / Rosemary)
 - 9.2.1. Beth gave a "dues" update for Bridgetown, and noted that she and Rosemary went out and knocked on doors to collect previously unpaid dues, of which.... (11) homes that had not paid; (3) said they would pay; (1) stated that they would not pay. This resident cited concerns about boats in driveways and rule enforcement.
 - 9.2.2. Clyde recounted a recent HOA Management Company presentation in which they stated that 80 – 90% of covenant violation / issues are typically resolved through communication.
 - 9.3. St George (No street rep available)
 - 9.4. Port Royal (Magi not available at the meeting)

- 9.4.1. There are currently two driveway violations on Port Royal. One is a repeat offender while the other is a first time offense. Repeat offender does not believe that they are subject to the covenants. First complaint has been filed and the process started.

9.5. St Lucia Ct: (Jeff Knickerbocker)

- 9.5.1. Jeff noted that there is a lot of construction on St Lucia Ct, creating parking issues with cars and trucks on the street. Jeff suggested that residents and contractors try and minimize impact of street parking during the day.
- 9.5.2. Dog walker update – a St Lucia resident was walking their dog on another street and was injured when another dog attacked and knocked the resident to the ground. Injuries were incurred. Animal Control and the Sheriff are involved.

10. Open Discussion:

- 10.1. New restaurant named “Morning Glory” has recently opened at the old Beef O’Brady’s location. It was also noted that they are closed on Mondays.

11. Action Items

12. Next Meeting

- 12.1. Next meeting will be held at 7:00 pm on Wednesday, June 17 at Mike McBrides home (412 Port Royal Blvd.)

Meeting Adjourned 8:20 pm