

The Moorings- HOA Meeting Minutes

August 26, 2026

Attendees:

Clyde Bridge	Jeff Homberger	Mike McBride	Shelby McKay
Rosemary Golick	Beth Davison	Bob Schverak	Jeff Knickerbocker
Chuck Allen	Nancy Homberger		

Meeting Called to order: 7:00 PM

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

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

- 1.1. Clyde has received many calls from residents with questions related to the new covenant documents. A few minor issues have been brought to his attention, he also noted that most people seem to approve of the overall effort.
- 1.2. Beth brought up the idea of going house to house, this was tabled for the moment.

2. **Vice President Update** (Shelby McKay)

- 2.1. Shelby is monitoring Facebook closely for any covenant related questions. She will add the board members to the Facebook group if not already included.
- 2.2. Still fielding Facebook group request, otherwise quiet.

3. **Treasury** (Mike McBride)

- 3.1. Mike presented the current financial update:
 - 3.1.1. Total income for the month was at \$296.80 (dues and estoppel fees)
 - 3.1.2. Bank balance at the end of July was \$25,676.37.
- 3.2. Mike also reviewed fiscal year (August to August) results.
- 3.3. Expenses for the month were driven by printing, stamps, covenants preparation, legal fees.
- 3.4. Dues Status: we are at 92% of goal for collections, 72% of homeowners have paid, and the average contribution was \$125.72.
- 3.5. Out of a \$20K budget have spent \$11K. The rest is allocated to project reserves and any legal fees.
- 3.6. Clyde had to issue attorney letters for a couple infractions this past month. Several residents have contacted the Clyde to notify him of upcoming boat repairs, dock work, etc. This is a good trend and shows that residents are aware of the rules and trying to follow them.
- 3.7. Clyde asked for a detailed breakout of attorney cost. What do they provide in a standard billing statement, how much does it cost for a letter from the attorney? Mike to provide.
- 3.8. It was noted that a total of three letters had been sent out to homes on Bridgetown Ct..
- 3.9. Website updates by Mike:
 - 3.9.1. Mike modified the HOA website and installed a more obvious link to the revised Covenants doc's. Also made it easy to download and print a copy of the Written Consent form.
 - 3.9.2. Mike created a "cheat sheet" of talking points related to the covenants. It highlights key points and changes with brief description of the purpose for the change.
 - 3.9.3. Mike is tracking written consent responses both positive and negative.
 - 3.9.4. Mike discussed going out on Sunday (along with Street Reps) and talking to residents that have not responded.

4. **Secretary**

- 4.1. Jeff Homberger noted that the last townhall meeting is scheduled for Saturday Aug 29th. He will send an email reminder via MailChimp.
- 4.2. September Newsletter content – Mike is going to send in a "Good Neighbor" article, will present upcoming Honor flights at Melbourne Airport, a quick Covenant's update/reminder.

5. **Roads & Grounds:**

- 5.1. Lights at the south entrance are out. Clyde to check on the breaker.

- 5.2. Clyde pointed out that the County seems to be backing away from maintenance responsibility for the area just east of Jolly Roger. Of particular note, the HOA had to fund repair and replacement of the existing sprinkler pump, that used to be maintained by the County. We also have a potential cost hit related to freeze damaged Christmas Palms along Jolly Roger. It is unclear if the County will replace them.

6. SPRA

- 6.1. Bob Schverak reported that the next SPRA meeting is August 12, in the concession room at Schecter Center, 7:00 pm.
- 6.2. Bob also noted that North Waterway Estates is seeking funds from the County to replace damaged trees.

7. Covenants:

- 7.1. See comments above.

8. Street Representative Report Out

- 8.1. Aruba (Buzz not available, no update)
- 8.2. Bridgetown (Beth)
 - 8.2.1. Beth updated the status of "boat in driveway" issues. Most have been resolved. Beth, nor anyone from the Moorings HOA can step on the property where complaint was filed. Owner verbally suggested No trespassing on property.
- 8.3. Port Royal (Magi not available)
- 8.4. St Lucia – (Jeff Kickerbocker) – Jeff noted that a neighbor passed away over the weekend. Jeff will see if the family wants to formerly communicate services.
- 8.5. St George – no known issues, there still is not street rep representing St Georges Ct.

9. Open Discussion:

- 9.1. Garage sale was mentioned. It was noted that last garage sale attendance was very low. Jeff H reminded folks that last discussion centered around having one garage sale a year, and tying it to the fall community wide garage sale put on by the City of Satellite Beach. It was also suggested that we could provide a link in the Newsletter and have a sign-up sheet to gage resident participation level, when the time comes.

10. Next Meeting

Next meeting will be held at 7:00 pm on Wednesday, September 23 at Mike McBride's home (412 Port Royal Blvd).

Board Meeting Adjourned 8:10 pm