

# MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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## Minutes to the meeting of October 28<sup>th</sup> 2016

- **Call to Order:** John Barber called the meeting to order at 1:00PM
- **Proof of Notice:** Agenda properly posted.
- **Directors Present:** John Barber, John Moreno, Bill Strawn, Steve Lieberman and George Gulliano. A quorum was established.
- **Addition to the Agenda:** John Barber announced that he wanted to add the revised Duval Agreement to the agenda that was reviewed by the parcel Presidents. He asked for a motion to add this item to the agenda. A motion was made by Bill Strawn seconded by John Moreno to add the item to the agenda. All were in favor.
- **Minutes:** A motion was made by Bill Strawn seconded by John Moreno to accept the minutes of 8/26/16 and 9/23/16. All were in favor
- **Manager's Report/Financial:** Dan read the September manager reports for the North Tract and WWTP. Both Associations are ahead of budget for the year.
- **Matanzas Shores Recovery:** John Moreno reviewed the status of all the efforts thus far in the recovery process since Hurricane Matthew.
- **Landscape Report:** Dick Kirtley reported that all the permits were in place for the mow and burn however it was delayed because of the storm. It was agreed that he reschedule the effort as soon as he can. Prior to the storm a landscape tour was scheduled with John to bring him up to date on past efforts and needs going forward. Dick suggested that a specific Board member be assigned to take his place in being responsible for landscape efforts west of A1A. Dick also mentioned that due to the salt content of the soil caused by the storm that many species of plants have died and everyone must be patient as new plants need to be planted. He suggested that the fall cutting of the littoral zone not be done.
- **Duvall Agreement:** John reviewed the most recent version of the agreement and asked if there were any questions. There was one question by Steve Lieberman that was clarified. A motion was made by Steve Lieberman seconded by John Moreno to approve the agreement. All were in favor.
- **President's Report:** John reviewed a report from Landcare concerning the salt content of the lake as it pertained to its use for irrigation. At this time the salinity made it unusable for irrigation. He explained that the property's wells would be checked to see if they can be used. Soil samples will also be taken to ascertain the ability for present landscape to survive and to plan for any future planting. Clean up will continue. John also reviewed information from Jessica Beach concerning the installation of a lake outflow and flapper. He will be consulting with engineers as well. He explained that he was looking into ways of reducing the salt content of the lake and was having Clear Waters apply a chemical that would assist in reducing odor from dead fish and decaying vegetation. More research is needed to find a way of increasing fresh water into the lake. The continued pumping of the lake will be looked into as well. John also addressed the odor coming from the WWTP and is working with Biometrics on a solution. There are several areas of the system that it could be emanating from.

### Old Business:

- **Kitchen and Bathroom Renovations:** John mentioned that these projects were on hold. The contractors are not available at this time.
- **LR5A Settlement:** John mentioned that the settlement was signed and recorded and that a \$150,000 payment had been made and put into a CD.

**New Business:**

1. **Lake Update:** Reported in President's report.
2. **WWTP:** Reported in President's report.

**Other Business:** John reviewed the Clear Waters proposal to add Bio-Zyme treatments to the lakes to fight nutrient pollutants caused by the salt water. A motion was made by Bill Strawn seconded by John Moreno to treat the lakes for five months at a cost of \$2,359. If the treatments do not appear to be working the treatments will cease. All were in favor. John also reviewed a proposal from JL Powers to replace and install a generator set it up, and install a panel at the WWTP. The cost of the equipment with an analog panel is \$ 2,274. A motion was made by Bill Strawn seconded by George Guiliano to accept the proposal. All were in favor.

**Adjournment:** With no further business to discuss a motion was made by Steve Lieberman seconded by George Guiliano to adjourn at 2:50 PM. All were in favor.

Steve Lieberman  
Secretary