

Approved

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

1 Armand Beach Drive, Ste. 1
Palm Coast, FL 32137
Telephone 386-693-1650
dbrazzano@lelandmanagement.com

Minutes to the meeting of August 26th 2016

- **Call to Order:** John Barber called the meeting to order at 1:00PM
- **Proof of Notice:** Agenda properly posted.
- **Directors Present:** John Barber, Bill Clay, Bill Strawn, Steve Lieberman and George Guiliano. A quorum was established.
- **Minutes:** A motion was made by Bill Strawn seconded by George Guiliano to accept the minutes of 7/22/16 with corrections and the minutes of 8/19/16 as written. All were in favor
- **Manager's Report/Financial:** Dan read the July manager reports for the North Tract and WWTP. Dan was asked to look into delinquency in the North Tract with Axiom and waive all delinquencies under \$30.
- **Maintenance Report:** Bill Clay reported on various maintenance items including repairs to the Beach Club pool and the replacement of lights at the Boat Club.
- **Landscape Report:** Dick Kirtley reported that all the permits were in place for the mow and burn on the SC east property. The mow and burn will be done by Florida Environmental in mid-September. There will be five days' notice given on the mowing and two days on burning. The burning is dependent on wind conditions.
- **President's Report:** John Barber mentioned that the lawsuit with LR5A has been settled and a memorandum agreement needed to be signed. Bill Strawn made a motion to sign the memorandum agreement seconded by Steve Lieberman. There were four votes four and one opposed by Bill Clay. John also mentioned that the revised agreement with Duval needed to be signed. Dan was asked to look into the status of the additions to the agreement with Jackson Law Group.
- **Nominating Committee:** Bill Clay, Chairman of the Nominating Committee announced that Gary Taylor of SCI, Karen Hegerty of Las Brisas, and Bernie Zuckerman of Lakeside would sit on that Committee. The Committee will receive and review any candidate sheets received for the upcoming MSOA Board elections. Dan will work with the Committee.
- **Approval of the 2017 Budget:** Steve Lieberman reviewed the proposed 2017 budgets for the North Tract and WWTP. For the NT Steve noted that the developer shortfalls were removed from the budget due to the settlement. The reduction was an accounting notation and did not affect the budget calculations. This adjustment was also done for the WWTP. The NT income decreased because of the adjustment. Operating expenses decreased due to various projects done in 2016 and the delay of the A1A landscaping project. Reserves were increased mainly in the Beach Club Building reserve to support future needed repairs and improvements. The resulting budget increased the monthly assessment by \$1 to \$97 monthly. For the WWTP similar adjustments were made to developer shortfalls and as a result income was reduced. The operating budget decreased due to efficiencies in the system and a reduction in legal fees. Last year the estimated replacement value of the plant was decided. Adjustments were also made to the life expectancy and remaining life of the plant. For 2017 additional reserves were budgeted not counting additional funds expected from the lawsuit. The resulting budget revealed no change in the quarterly assessment for 2017. Assessments remained at \$66. A motion was made by Bill Strawn seconded by Steve Lieberman to approve the budget to be presented to Voting members at the annual meeting. All were in favor.
- **Announcement of the 2016 Annual Meeting:** Dan Brazzano mentioned that the Annual Membership meeting would take place on September 23rd 2016. Notice to all owners has been sent out. There are two Board positions up for election from Lakeside and SCI. Candidate sheets are due to the nominating

committee by September 16th 2016. Owners from Lakeside, SCI, Las Brisas, and the Commercial properties may submit candidate sheets.

- **Lakeside request for a flag pole:** Bill Clay asked that the Board consider allowing Lakeside to erect a flagpole in front of the Lakeside South guard house. The pole will be 30ft high in satin finish with a 5 by 10 flag. It will also have a light. A motion was made by Bill Strawn seconded by George Guiliano to allow the flag pole, and have MSOA take on future maintenance. All were in favor. Lakeside will be responsible to replace the flag.
- **Beach Club Pool LED light proposal:** Bill Clay proposed replacing the present Beach Club pool lights with LED lights. A proposal from Blue Ribbon Pools was presented for \$3,000 and discussed. A motion was made by Bill Clay seconded by Steve Lieberman to accept the proposal. All were in favor.
- **Owners Request for a boat ramp:** Two owners requested that the Board consider installing a boat ramp at the boat club. John mentioned that if other than a small ramp for kayaks that it is prohibited to build a ramp at that location. Besides if it were for launching trailered boats there was not enough room to accommodate trailers to launch or park. Dan will contact the owners.

Other Business: John mentioned that the plans for the renovation of the Beach Club kitchen and pool bathrooms was progressing. Plans have been drawn and materials and appliances are being looked into.

Adjournment: With no further business to discuss a motion was made by Steve Lieberman seconded by George Guiliano to adjourn at 2:35 PM. All were in favor.

Steve Lieberman
Secretary

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110 Collector Rd Palm Coast FI 32137

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Minutes to the meeting of September 23, 2016
Immediately following the Annual Owner's Meeting

- **Call to Order:** John Barber called the meeting to order at 1:50PM
- **Proof of Notice:** Agenda properly posted.
- **Directors Present:** John Barber, John Moreno, Bill Strawn, and George Guiliano. A quorum was established.
- **Election of Officers:**
 1. A motion was made by George Guiliano seconded by Bill Strawn to nominate John Barber as President. All were in favor.
 2. George Guiliano made a motion seconded by John Barber to nominate Bill Strawn as Vice President. All were in favor.
 3. Steve Lieberman will stay on as Secretary/Treasurer until a replacement can be found.
 4. George Guiliano and John Moreno are Directors.

John Moreno was identified as a Maintenance Director, Bill Strawn as Access Control, WWTP concerns will go to John Barber, Management and landscaping will be supported by the management company. Steve Lieberman consented to remain on the Board until a new person is appointed.

Adjournment: With no further business to discuss a motion was made by Bill Strawn seconded by George Guiliano to adjourn at 2:00 PM. All were in favor.

Dan Brazzano LCAM, CMCA
Association Manager

