

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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Minutes to the meeting of July 22nd 2016

- **Call to Order:** John Barber called the meeting to order at 1:00PM
- **Proof of Notice:** Agenda properly posted.
- **Quorum:** John Barber, Bill Clay, Steve Lieberman, and Bill Strawn a quorum was established.
- **Minutes:** A motion was made by Bill Clay seconded by Bill Strawn to accept the minutes of 5/27/16. All were in favor
- **Manager's Report/Financial:** Dan read the June manager reports for the North Tract and WWTP. A motion was made by Bill Strawn seconded by Bill Clay that any North Tract delinquency \$20 or less be written off.
- **Budget Dates:** Steve mentioned that August 19th a budget workshop will be held and the approval of the 2017 budget would take place on August 26th during a Board meeting.
- **Maintenance Report:** Bill Clay reported on various maintenance items including the cutting of palms and replacement of lights at the Beach Club, Surf Club I and Boat Club. It was suggested that the Spa and Pool be checked for any needed lights so that the costs could be shared. It was also suggested that memos be sent out to all the Surf Clubs that renters are not to leave their kayaks at the boat club.
- **Landscape Report:** Dick Kirtley reviewed completed items such as the planting by the Rec Center pool, pending items like the east preserve habitat, outflow modifications, and clearance of the swale near 81 San Juan. Also completed items like the West Preserve mitigation, East lake front, and the Lakeside littoral zone. Dick mentioned that he would continue to work on the landscape projects on the east side. Bill Clay mentioned he would follow the west side.
- **Project Update:** Dick reviewed the estimates from several approved contractors who will do the mitigation on the east side. After some review a motion was made by Steve Lieberman seconded by Bill Clay to approve the proposal from Florida Land Improvement for \$9,850. All were in favor. Dan was asked to obtain a contract and obtain the proper insurance documents.
- **Access Control:** There was a brief discussion concerning the conduct of one of the guards who has been complained about on several occasions. Dan was asked to speak with Jack Dove about his release. Bill Strawn volunteered to take over the access control duties. He will review the contract and post sheet.

President's Report: John Barber reviewed the lawsuit details and possible outcomes and answered questions from the owners present. John mentioned that LR5A is pressing to go to trial. The attorney reviewed three alternatives at the January 16th meeting. Bill Strawn made a motion seconded by Steve Lieberman that the attorney be advised to approve any of the options proposed at the January 16th meeting that LR5A will agree to. A vote was taken and the vote was three for and one opposed. The trial is set for October 9th 2016. Steve was asked to represent the Association as it's Secretary. Steve mentioned he would be out of the country at that time. A substitute will be appointed. Bill Clay read a statement he identified as a "Minority Report" concerning the history of the lawsuit and his opinion on its progress. He asked that his statement be attached to the minutes. John mentioned that a nominating committee will need to be identified prior to the next annual meeting in September. It was decided that a Chairman of that committee be identified who will eventually seek three parcel presidents to be on the Committee. A motion was made by Bill Strawn seconded by Steve Lieberman to nominate Bill Clay as Chairman. All were in favor.

New Business:

- **Approval of repair/replacement of the east resident gate operator:** Two proposals from the Gate Store were reviewed, one for the repair of the gate and the other for replacement of the gate operator. After a brief discussion a motion was made by Bill Strawn seconded by Bill Clay to accept the proposal to replace the operator. All were in favor.
- **Approval of Landcare proposal for the outflow:** A proposal from Landcare to clear the area for the positive outflow of water to the catch basin was reviewed. After a brief discussion a motion was made by Steve Lieberman seconded by Bill Clay to approve the proposal for \$1,495. All were in favor.

Old Business:

- **Update on Beach Club Kitchen and Bathroom Upgrade:** A review of the projects was done and discussed. The Board requested that the projects be reviewed again. An owner Jan Merrill was present at the meeting who is a decorator volunteered to look at the bathrooms and kitchen and give suggestions on improvements to be done. John volunteered to review the suggestions and put together a plan to obtain bids.
- **Access Control Contract:** The previously approved proposal for the gate cameras was discussed. It was mentioned that the proposal was from Metts Industries however Metts Industries was merged into Alden Contracting. Alden is a contracting arm of Leland Management and has common ownership between them and the Leland principals. After some discussion a motion was made by Steve Lieberman seconded by Bill Clay to approve the contract for \$11,402. There were three votes for and one opposed.
- **WWTP:** Bill Clay mentioned a problem at the WWTP concerning the cleaning of the surge tanks. Bill was seeking approval for a modification to the system to enable air to be pumped into the tanks.. A motion was made by Bill Clay seconded by Steve Lieberman to approve the needed process to clear the problem. All were in favor.

Adjournment: With no further business to discuss a motion was made by Steve Lieberman seconded by Bill Strawn to adjourn at 3:25 PM. All were in favor.

Steve Lieberman
Secretary