

# MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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## Minutes to the August 28<sup>th</sup> 2015 Board of Directors and 2016 Budget Approval Meeting

### John Barber called the meeting to order at 1:00PM

- **Proof of Notice:** Agenda was properly posted.
- **Quorum:** John Barber, George Guiliano, Steve Lieberman, Dave Zlokas. A quorum was established.
- **Minutes from July 24<sup>th</sup> 2015, and Budget Workshop of 8/21/15:** A motion was made by Steve Lieberman seconded by George Guiliano to accept both minutes as written. All were in favor.
- **Manager's Report/Financial:** Dan read the manager reports for the North Tract and WWTP.
- **WWTP/Maintenance Report:** Dan Brazzano read the WWTP report and Maintenance Report in Bill Clay's absence. Currently the flow meter and recorder were being replaced after being damaged by lightning. The surge tanks are doing a good job in trapping grease and waste has not been hauled to the land fill in eight weeks. Continued progress is being made on the punch list on the interior parts of the clarifier and the electrical contractor is scheduled to resume work. Repairs will continue on the Perk Pond #1. Various maintenance projects were reviewed as well.
- **Access Control:** Dan showed the Board the color coded owner decals and explained that a letter had been sent to each Association asking for their input on the distribution of the decals and their needs for remotes and access cards. Once we received feedback the results will be shared with the Board for approval of the process.
- **President's Report:** John Barber reported that negotiations concerning LR5JV have come down to reaching an agreement concerning declarant rights and Architectural control. These issues are important to ensure that MSOA retains control to the maximum extent legally possible over future development and to ensure consistency with the Association documents. Architectural Control is another key issue to ensure that any development of the property is in concert with other MSOA properties. John entertained a motion for a vote from the Board to have our attorney present a counter proposal to LR5JV concerning the above. A motion was made by George Guiliano seconded by Steve Lieberman to present the counter proposal as worded by the Association attorney. John opened the floor for discussion and comments and questions were encouraged. John explained the differences in the current counter proposal from the last offer that the Board had agreed to and answered numerous questions from owners. Once all questions had been answered and concerns were addressed, the Board members present unanimously approved the motion.

### New Business:

- **Update on Preserve Maintenance:** Dan reported that he and Bill Clay met with Annaleasa Winter of the Forestry Dept. concerning the trimming back of the preserve areas behind the Beach Club and the Surf Club buildings. Her proposal was to cut back some 50 feet from the eastern property lines toward the ocean. This was determined by the setback needed to protect properties from potential flames and the scattering of embers in the event of a fire. She has been looking into what approvals are needed to do the trimming or mowing of the areas. It appears the Florida Service Mitigation team would do the work at no cost to the Association. Prior to any mowing a plan will be presented to the Board for their review. John asked that we find out if other areas could be trimmed in the event any view to the ocean was still impaired.

- **Update on Annual Member's Meeting and Elections:** Dan Brazzano mentioned the date of the owner's meeting to be October 2<sup>nd</sup> 2015. He mentioned that there were four candidates for three open positions and that an election will be held. Second notice of the meeting and election will be sent to all Voting Members.
- **Appointment of a Nominating Committee:** Dan Brazzano reported that given that there will be an election of directors that a Nominating Committee needed to be formed. A motion was made by Steve Lieberman seconded by Dave Zlokas to nominate the Board members present as the Nominating Committee. All were in favor. The candidate sheet submissions were given to the Committee and all candidates were recommended by the Committee.
- **Purchase of Carp for the Lakes:** John Barber spoke about the need to restock the lakes with carp to control the overgrowth of grasses. The cost from Clear Waters for grass carp is \$6.50 a fish. A motion was made by Steve Lieberman seconded by George Guiliano to approve the purchase of the carp as per Clear Waters recommendation. All were in favor.
- **Update on Kayak Racks:** John Barber mentioned that there is a waiting list for kayak racks and some owners own multiple racks. He urged the building of additional racks and approving simple rules concerning obtaining racks, the number of racks owned, and disposal of the rack space when an owner leaves or no longer wants the rack. A motion was made by Steve Lieberman seconded by George Guiliano to build two additional racks and to offer them first to people on the waiting list. All were in favor. An additional motion was made by Steve Lieberman seconded by George Guiliano to limit racks to two per owner, grandfather those who already have more than two, and require anyone leaving the Association or no longer wanting a rack to return their rack to the Association. All were in favor.
- **Review and approval of the 2016 WWTP and North Tract Budgets:** Steve Lieberman presented the budgets and highlighted the fact that the increase in WWTP dues to \$66 is mainly due to the reevaluation of the replacement cost of the plant as a result of the improvements that will be made. He also explained that the increase in the North Tract Budget to \$96 was due to the inclusion of several projects in 2016 that are needed to maintain and upgrade the MSOA common properties. New line expenses as well as reserves and replacement costs were discussed and agreed to. He also mentioned that the increases to the WWTP and North Tract increase dues owed by the developer, which in turn increases the assessment for all owners. The overall increase to the assessments from 2015 was 10%. A motion was made by Steve Lieberman seconded by Dave Zlokas for the Board to submit the proposed 2016 WWTP and North Tract budgets to the Parcel Presidents for approval. All were in favor

**Adjournment:**

With no further business to be discussed a motion was made by Steve Lieberman seconded by George Guiliano to adjourn at 2:15 PM. All were in favor.

Steve Lieberman  
Secretary/Treasurer