

# MATANZAS SHORES OWNERS' ASSOCIATION, INC.

## Minutes to the a of Directors Meeting

August 23rd 2019

**Call to Order:** The Board President Karen Hegarty called the meeting to order at 1:00pm.

**Proof of Notice:** Agenda was properly posted.

**Establish a Quorum:** Directors present were Karen Hegarty, Lynn Frazey, Ron Wilson, and Dan Lachemann. Absent: George Giuliano. Also present were Joe Estrada and Brit Masters with Leland Management.

**Approval of Minutes:** Karen made a motion to approve the June 21st 2019 BOD Meeting Minutes. Motion seconded by Ron. With all in favor, the motion passes.

### Reports

**Manager's Report North Tract and WWTP:** Joe read the July 2019 Managers report for MSOA North Tract and WWTP. Ron noted that he will ask Dustin to identify the reserves as statutory and non-statutory. Research into MSOA archives may be required to classify all the accounts.

**Security:** Dan spoke about the RF system and that it is almost ready to be tested. Discussion about having two lanes for the Lakeside Gate at some point in the future to allow an owner entry lane. Testing of the system is a few days away but actual full implementation is still months away. Two free RFI readers will be provided to each unit. Additional readers will be available for \$75.00.

Both guardhouses are in need of repair/refurbishment. A new guardhouse is about \$48,000. MSOA will look at beginning refurbishment of the Beach Side gate in the next year.

**Landscaping Report:** Covered by Karen. Report is available.

There are no other landscaping projects planned for the remainder of the year. Owners raised concerns about weeds at the edges of the median, palm tree trimming methods, (LandCare will use the 9 to 3 cut on the trimming of SC III gate area trees), debris along the bike path and boat club road, grass cuttings in the lakes, and presumed spraying of the palmettos along the bike path (these have not been sprayed).

Owners were advised that the cost of removing all the fallen limbs will be high. The clearing done nearly 5 years ago was not paid by MSOA, but a service the state provided. We may be eligible for it again soon and will check as well as get an estimate for having the limbs cleared. Owners were also advised that some of the palm debris has been placed there by some of their landscapers and by owners themselves.

Homeowner's landscapers should be advised that grass cuttings should not be put into the lake.

**Maintenance Report:** Covered by Karen. Report available.

**Document Update:** Attorney Jim Roche has been sent the CC&R updates and is reviewing.

**Amenities:** Report presented by Ron. Maintenance on the tennis and pickleball courts should be completed by the end of September. We are looking at building additional kayak racks and scouting out of a location for a possible new pool. Options for how to pay for the pool were also discussed. Owners raised concerns about maintenance in the kayak area.

There was discussion about parking limitations on the Beach side of the community. A committee will be formed to look at options. (following the annual meeting).

**New Business:** Karen made a motion to approve the Zev Cohen storm drain proposal for \$6,500 to be paid for out of North Tract GL 6630 (Lakes/Ponds/Waterways). Motion seconded by Ron. Discussion. Karen mentioned that this should be done before the permit renewal. With all in favor, the motion passes.

**Beach Club:** Britt gave a description of the two pool furniture options in their BOD packets. One option is for \$1,942 plus tax for two tables and eight chairs with a cross weave construction. The other is \$1,230 plus tax for two tables and eight chairs with a standard strap construction. Discussion. Lynn made a motion to approve the \$1,942 + tax option to be paid for out of reserves. Motion seconded by Dan. With all in favor, the motion passes.

**Beach Club Smoking:** Dan provided background on this subject. Discussion. Surf Club I is smoke free for exterior only. There is also no smoking at the Rec Center Pool. Dan made a motion to prohibit all smoking on common area grounds. Discussion. Motion withdrawn. This subject will be brought up at the annual meeting. Dan made a motion to approve adding a dog waste station on San Juan Drive half way between the two current stations. Motion seconded by Ron. With all in favor, the motion passes.

**North Tract Budget:** Karen presented an overview of the proposed budget for 2020, explaining the line items that increased, the need to ensure reserves are adequately funded and understanding that there is no additional developer funding this year to offset the cost increase. Ron motioned to approve the budget, seconded by Dan. The budget was approved.

#### **WWTP Budget:**

Karen reviewed the WWTP budget, explaining the increases in each line item and the allocation of some additional times to account for property manager and office time.

Karen also explained the financial opportunities and possible budget if MSOA were to provide waste water treatment services to Beach Haven. (excess capacity capability was also demonstrated). Owners noted some concerns to be addressed in any contract with Beach Haven, including responsibilities of each party, liability for plant failure and remedies for payment failure.

Legal issues will be worked out with our lawyer. We would like to be able to have those issues worked out by the annual meeting, which is when a decision to continue this process will be made.

Dan made a motion to approve both sets of budgets with the preferred budget being the budget that allows Beach Haven to attach to the WWTP, with the understanding that the parcel presidents will approve the one to be accepted. The motion was seconded by Lynn. With all in favor, the motion passes. Final approval will be done at the annual meeting, which will be held on Friday, September 27<sup>th</sup>.

Dan mentioned that Solitude Homes, down the street from us also expressed interest in connecting to our plant. Their only other option is to use a septic system. If we considered this in future, we would also insist that they install the berm to protect ocean infiltration in a storm and raise the connection fees.

**Adjournment:** With there being no further business to discuss, Ron made a motion to adjourn the meeting. Motion seconded by Dan. With all in favor, the motion passes. Meeting adjourned at 3:04 pm.