

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

Minutes to the Board of Directors Meeting

January 24, 2020

Call to Order: The Board President, Karen Hegarty, called the meeting to order at 2:00 pm.

Proof of Notice: Agenda was properly posted.

Establish a Quorum: Directors present were Karen Hegarty, Ron Wilson, George Guiliano, Lynn Frazey, Deborah Moss and Dan Lachenman. Also present were Joe Estrada and Brit Masters with Leland Management.

Introduction of New Staff Member: Karen introduced Donna McKenney. Ms. McKenney will be our new janitorial/maintenance person. She will assist Dave with maintenance when she finishes daily janitorial duties.

Approval of Minutes: Karen read the December 6th, 2019 meeting minutes. Ron made a motion to accept the minutes that was seconded by Deborah. With all in favor, the motion passed.

Reports

Manager's Report/WWTP: Joe read the December 2019 Managers report for MSOA WWTP and NT. A copy of the manager's report can be found in the 2019 minutes book December section. Joe mentioned that he and Deborah have been working together to prepare a collection policy for both the WWTP and MSOA. This is being reviewed to get a firm grasp of the collection agencies processes and procedures.

Karen had a couple of questions regarding the financials; (1) are there more items out there that might be coming in for end of year 2019 (Dec). Joe stated that to his knowledge everything has been sent to accounting. (2) Karen stated that based on the December financials, the North Tract spending for last year came in at about 9% over budget. This was due in part to our need to use Blue Ribbon pools for part of the year to maintain both Beach Club and Rec Center Pools. The WWTP spending was under budget by over 17% for 2019.

Dune Preservation – George stated the latest information regarding the flood control facilities established for 12 miles of beach for Flagler County (including beach in front of MSOA and Sea Colony). He named several persons throughout the island and county who were currently involved. The name of the board is the Resilience Study and Advisory Board. This board will work with the Corp of Engineers to restore the beaches and dunes in the Hammock.

Security Access: Karen read the RFID information handout that was available for owners at the meeting. This information is posted in its entirety under January minutes. This handout addresses long-term tenants, short-term tenants, car rentals, etc., as well as a roll-out schedule for each association. The RFID information can also be found on the MSOA website. All residents will continue to use their color-numbered association decals to assist in identification at the San Carlos staffed gate. There will not be an RFI reader at that gate in the short term due to lack of space to create an owner entry lane. Annual stickers will no longer be issued (the Year number stickers).

Karen made asked for a motion to accept the bid from TGS for repairs to the San Juan entry gate that include removing and replacing the concrete pad that the machinery sits on, replacement of the swing gate

operator and back up batteries in the amount of \$5,297.58. Lynn Frazey made the motion and Ron Wilson seconded it. With all in favor, the motion passed. Karen stated the money for this repair/replacement will come from NT3030.

Document Update: Lynn stated there are about 2 – 3 issues left to address by the committee and the documents will then be passed to the attorney.

Amenities: Ron provided the amenities update. Twenty-three new kayak racks were constructed. Cost estimates to implement additional lighting and a cleaning station in the new area are being requested. At the last board meeting a policy was passed regarding rack changes and applicable fees, which will be reflected in the 2020 Kayak Renewal Storage bills which have not gone out yet, pending completion of the new racks.

The recent flood at the Rec Center necessitated destruction of the kitchen. The board has looked at better uses of that space. Ron requested a motion to remove the dividing wall between the kitchen and meeting room, replace 9 feet of upper and lower cabinetry with a sink and microwave and turn the refrigerator to the south wall. This will create a larger open space that will provide more functionality. Karen made a motion to approve this change. With a second from Deborah and all in favor, the motion passed. The costs for this work will come out of the insurance money already received.

Ron described the open house policy that will be used for Lakeside by the Sea as passed in the November 2019 board meeting. The policy will be posted on the website.

Amenities committee member, Dick Doyle, provided information about the “windscreens”. He stated these screens are more for picking up the optics in locating the ball and obscuring neighboring communities. The committee is proposing a 6 ft. windscreen. These screens would be removed prior to hurricane warnings. They offer 78% shade and 22% wind flow. Ron recommended accepting the 10-S bid and up to \$6,000 for additional hanging material coming from NT 3310. Karen made a motion to approve. Debbie seconded the motion. With all in favor, motioned passed.

Karen clarified the language in the current Pickleball Rules and suggested minor changes to make the rules easier to understand and enforce. Residents = renters and owners, Family Houseguests = multi-day guests staying at a resident’s dwelling, Outside guest = not a houseguest. Ron made a motion to accept these rules, Lynn seconded. With all in favor, the motion passed.

Smoking Policy Update: Debbie mentioned different scenarios that were discussed regarding a smoking policy and stated that it would be brought before the board at the next meeting.

President’s Update: Karen reviewed the President’s Report. (President’s Report can be seen in its entirety on the MSOA website and in the Minutes Book in the office). The President’s Report was also available to all owners at the meeting. Karen motioned to approve the clean and reseal of the Beach Club pool and rear deck by Dibling Bldrs in the amount of \$4,190.03 funded from NT3105. Ron seconded the motion. With all in favor, the motion passed.

The vestibule doors require new mechanisms in each door to allow them to operate properly (or replace the doors at a cost of over \$7,000). Karen made a motion to approve the Atlas Door estimate to replace the mechanisms in the amount of \$2,065.00, using funds from NT3155. Lynn seconded the motion. With all in favor, the motion passed.

Karen mentioned the poor sound quality of the computer and call conferencing at the last two meetings. She stated MSOA may need to look into a different service to improve the sound and remote attendance capability.

Karen reviewed a summary of the recent Storm Water Drainage System inspection. Minor suggestions were made by the engineer but nothing major that would cause issues with our current drainage system. There was a handout for owners giving an outline of the services the engineer performed, his suggestions and maintenance that needs to be carried out on a regular basis. That outline can be found in the January minutes book as well as on the MSOA website.

Pickleball Policy Change Request: A Lakeside owner asked for the floor to explain suggested changes him would like to propose for the pickleball rules. His suggestion was to allow the more advanced pickleball players and their guests to use the two new pickleball courts at any time instead of certain hours of the day. There was membership discussion. Debbie made a motion to allow up to (3) day guests per resident to use the two new pickleball courts any time of day, and revisit in 90 days. There was no second from the board. The motion died.

Town Hall Meeting Review: Karen gave a broad account of the ideas and concerns that were conveyed by the membership at the Town Hall meeting. There is and has been no vote on anything in that regard at this time. In response to questions about who votes and when: The MSOA Board can vote on a decision to purchase the property, but parcel presidents would vote on any funding decisions impacting owners.

Policy on Bullying Including Cyber-Bullying: Karen mentioned that Surf Club III has a policy on bullying. MSOA is considering implementing a similar policy.

With no further business to discuss, Karen motioned to adjourn. Ron seconded. With all in favor, the meeting was adjourned.

Minutes transcribed and submitted by Brit Masters, MSOA Management