

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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Minutes to the meeting of July 24th 2015

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

- **Proof of Notice:** Agenda properly posted.
- **Quorum:** John Barber, Bill Clay, George Guliano, Steve Lieberman, Dave Zlokas. A quorum was established.
- **Minutes from May 22nd 2015 Board Meeting and May 22nd 2015 Special Meeting:** A motion was made by Bill Clay seconded by George Guiliano to accept both minutes as read. All were in favor.
- **Manager's Report/Financial:** Dan read the manager reports for the North Tract and WWTP. John Barber asked for a reconciliation of the Assessments Receivable for both the North Tract and WWTP. It was agreed that the \$38,000 Capital Contribution account on the WWTP balance sheet were funds originally established by the developer and could be used for additional reserves or operating funds. Bill Clay mentioned that he had reviewed some recent invoices from Jackson Law Group and asked Dan Brazzano for additional information on the charges.
- **WWTP/Maintenance Report:** Bill Clay reviewed the current operating status and LT projects. Surge tank problems have caused some design changes. Resolving permit issues are in progress. Reducing the amount of waste hauled to the landfill. Also working on a maintenance checklist. There will be a final pour on the clarifier and leaks will be tested. Additional equipment is scheduled for delivery. Major maintenance is going on at the boat club and maintenance at the Rec center pool.
- **Access Control:** Dan reviewed the decal situation. 3150 decals need to be ordered at a cost of \$2,310. They will be various colors. The following year an expiration year will be added. Dan and Bill were asked to look into an access control process that includes the entire access process including cameras, monitors cards, remotes, and decals.
- **President's Report:** John Barber reported that a monetary settlement had not been agreed to as yet and that there was some disagreement concerning declarant language in the documents.

New Business:

- **Election of Vice President:** A motion was made by John Barber to nominate Bill Clay Vice President, seconded by George Guiliano. All were in favor.
- **Update on Preserve Maintenance:** Dan reported that the lengthy effort to contact the Florida Department of Agriculture had resulted in finding out that our contact, Timber Weller, was no longer with them. Messages have been left with Anthony Petellat. MSOA needs the required permits in order to scale back the preserve area by the Beach Club, Surf Club I, II, and III. It was agreed to proceed to obtain the required permits.
- **Approval of additional insurance:** Additional insurance coverage was reviewed for wind for the guard houses and gates, wind for the piers/docks/pilings and for equipment breakdown. A motion was made by Bill Clay seconded by David Zlokas to approve \$7,241 for the additional coverage. All were in favor.
- **Discussion on Windscreen/Landscaping for the Pickle Ball Courts:** A discussion concerning a windscreen or planting of landscaping by the courts to eliminate noise was briefly discussed with no

further action. However Dan was asked to look into recent articles in the News Journal and Observer that led one to believe that the courts at Lakeside were for public use.

- **Discussion on revising pool rules:** Bill reported this past July 4th holiday brought many users to the Rec Center pool and various violations were noted. A review of the pool rules was deemed in order. Dan and Bill will review and report.
- **Budget Meeting:** Dan reported that the budget workshop would be on August 21st 2015. It was suggested that it be at 9AM in the morning. The Budget approval and Board Meeting will be on August 28th 2015 at 1:00PM
- **Owner's Meeting:** The owner meeting will be on October 2nd 2015. First Notice and candidate sheets have been mailed. Candidate sheets are due back by August 17th 2015.

Old Business:

- **Littoral Zone:** It was confirmed that the MSOA was responsible for the littoral zones and will keep them maintained.
- **American In-Line Approval:** Modifications to the American In-Line proposal to clear the storm drains was presented. The additional cost has to do with the plugging of the pipes at the lake side so as to clean the pipes. A motion was made by Bill Clay seconded by Steve Lieberman to approve the \$4200 expense. All were in favor.
- **Discussion of LR5JV:** Mentioned during President's report.
- **A1A Landscape Project:** The previously approved landscape contract was revised and discussed and it was agreed that it be signed.
- **Update on Bocce Court:** Bill mentioned that the area for the courts had been picked out. The money collected by Surf Club III owners will be given to MSOA to construct the courts.

Adjournment:

With no further business to be discussed a motion was made by Steve Lieberman seconded by George Guiliano to adjourn at 3:38PM. All were in favor.

Steve Lieberman
Secretary/Treasurer