

MATANZAS SHORES OWNERS' ASSOCIATION, INC.
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Minutes to the meeting of the Board of Directors
January 26th, 2018

- **Call to Order:** John Moreno called the meeting to order at 1:00PM
- **Proof of Notice:** Agenda properly posted.
- **Establish a Quorum:** Directors present were John Moreno, Karen Hegarty, Dan Lachenman, George Guiliano, Jim Murphey and Susan Thompson. A quorum of the Board was established. Also present were James Roche of the Jackson Law Group and Dennis Bayer of Bayer and McGuire.

At the request of Lakeside by the Sea the President's report concerning the topic of Duval Realty was moved to the beginning of the agenda as an accommodation to their attorney Dennis Bayer. This was agreed to prior to the meeting.

Update on the Duval Meeting:

John Moreno explained that he and Karen had met with Ken Atlee of Duval and reviewed items concerning the development. They included concerns on grading, storm water drainage, piping and agreed upon additions to the current lake outflow. They discussed the drainage plans for the new development's retention ponds and the placement of construction and permanent access roads during construction. John also mentioned that there were two books available at the meeting from Landon Homes that described some of the anticipated homes that would be built. The books described the house plans and materials that would be used. The information was also on the MSOA website. Development would start in February. Mr. Bayer and Mr. Roche discussed the events leading up to the time the final plans for the developments were presented to the County Commissioner's for approval. They also discussed the approvals that had taken place to amend the MSOA Declaration to allow the conveyance of PP3. There were differences of opinion concerning the process and possible legality of the process and decisions. The original agreement with the Duval and subsequent signed development order were also discussed.

Reports:

- **Approval of the Minutes of 12/1/17 and 12/14/17:** A motion was made by Karen Hegarty seconded by Jim Murphey to approve both meeting minutes as written. All were in favor.
- **Financial Report:** Dan Brazzano reviewed the end of year financials for the WWTP and the North Tract. The WWTP ended up \$10,306 over budget due to negative variances in the supplies and sludge removal. These variances were mainly caused by the hurricane and subsequent rain event that followed. The North Tract year end was \$70,489 over budget. These variances were from increased access control expenses due to an addendum to the contract, administrative expenses and expenses incurred for landscape replacement, general repairs and storm clean-up. These expenses were mainly due to the hurricane event and subsequent rain event that followed.
- **Kitchen Renovations:** Owner Jan Merrill representing the Women's Club presented the plans to renovate the clubhouse kitchen. She discussed the materials, design and contractors that would be involved. She was assisted by additional comments by other members of the women's club. The renovation included additions and replacement to cabinetry, countertops, faucets, appliances, tile, painting, flooring and electric. No definitive decision was made concerning the access window leading out to the pool deck. The estimated cost of the project will be \$20,317. Susan Thompson made a motion to approve the project at a cost of \$20,317 to be taken from the Beach Club building reserves. This was seconded by Dan Lachenman and all were in favor.
- **Maintenance Report:** Karen reviewed the maintenance report which included repairs to the pool, parking lot lighting, repairs to the tennis court fencing, irrigation and road repairs by the north west gate. Karen is also looking into the community's lighting. Karen has prepared a maintenance list so repairs may be tracked.
- **Approval of replacement of entrance lights and Rec Center pool light:** Karen presented an estimate from Superior Lighting to repair the Beach Club parking lot light. The cost is \$694. Karen

made a motion to accept the proposal. This was seconded by Jim Murphey and all were in favor. Karen also presented a proposal to replace the Rec Center pool light at a cost of \$2275. The work would be done by Blue Ribbon Pools. Karen made a motion to accept the proposal. This was seconded by Susan Thompson and all were in favor.

- **Beach Club roof repairs:** Karen mentioned that Collis roofing will begin the repair of the Beach Club roof on January 29th.
- **WWTP Report:** Karen reported the various repairs and inspections that were done at the treatment plant. She presented two proposals one from Flagler Fence for \$7825 and another from Atlantic Fence for \$6575. The fencing would be installed in front of the existing chain link fence and will be 6' vinyl. Karen made a motion to accept the Atlantic Fence proposal which includes the repair of the entrance chain link fence. This was seconded by Karen Thompson. The funds will come from WWTP reserves. All were in favor. Karen also reported on the results of the Smoke Test. 35 Sea Colony homeowners needed repairs and 17 homeowners at Lakeside were identified. The cost to repair belongs to the homeowners.
- **Landscape Report:** Karen reported on various projects and estimates being worked on. Karen presented estimates for the following:
 1. Karen made a motion to accept the proposals for the replacement of the shrubs in front of the beach club in the amount of \$9604. This was seconded by Jim. There were four votes for and one vote against the proposal. Karen made a motion to accept a proposal for \$240 for a bottle brush tree at the Rec Center. This was seconded by Susan and all were in favor. Karen made a motion seconded by Dan for \$1192 clean up an area around the Rec Center and the addition of pine straw. All were in favor. The two proposals from ProScapes for tree trimming and tree removal were tabled.
- **President's Report:** John reported the following:
 1. **Bay drive project:** John reported that the County has not responded with the information requested. The issue of the hook up and moving of the force drain pipe were still an issue. George Guiliano mentioned that if a decision was made to hook up that Sea Colony would consider paying half the cost. He mentioned that his residents were also concerning about any decision to install a septic system.
 2. **Pool Bathrooms:** John mentioned that there are plans to re-model the Beach Club bathrooms.

New Business:

- **Pickleball:** Jim Murphey read proposed rules for the Pickleball. There have been a number of complaints concerning the crowded courts. The assumption has been that residents have been bringing an inordinate number of guests to play and other residents have had to wait or not play at all. Jim's rules address sign in, access, time limits, attire, etiquette and length of play. There was much discussion concerning the process and enforcement by pickleball players/residents present at the meeting. It appeared that more thought was needed to be put into the process but it was agreed that the proposed rules Jim presented was a good start. Changes suggested were to allow a resident 3 guests and that the detailed dress requirement be removed with the exception that proper shoes were to be worn so as not to mar the court surface. A motion was made by Jim seconded by Susan to approve the rules with the changes made. All were in favor.
- **Enforcement Process:** This presentation submitted by Jim Murphey was table to the next meeting.

Adjournment: With no further business to discuss a motion was made by John seconded by Karen to adjourn at 4:40 PM. All were in favor.

Dan Brazzano LCAM, CMCA

