

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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Minutes to the meeting of January 27th 2017

- **Call to Order:** John Barber called the meeting to order at 1:00PM
- **Proof of Notice:** Agenda properly posted.
- **Establish a Quorum:** Directors present were John Barber, John Moreno and Bill Strawn. A quorum was established.
- **Appointment of Director and Election of a Secretary Treasurer:** John Barber introduced Susan Thompson a SC I owner. Bill Strawn made a motion to appoint Susan to the Board and elect her Secretary Treasurer. This was seconded by John Moreno and all were in favor.
- **Approval of the Minutes of 12/2/16:** A motion was made by Bill Strawn seconded by John Moreno to approve the minutes as read. All were in favor.

Reports:

- **Manager's Report/Financial:** Dan reviewed the financials for the North Tract and the WWTP. Both showed losses for the year 2016 due to unexpected expenses due to hurricane Matthew and due to the charging off of the LR5A past due assessments which were settled by the conclusion of the lawsuit.
- **Update on Maintenance and Hurricane Repairs:** John Moreno reviewed the items that have been completed thus far since the hurricane and what was still being done and mentioned that contractor availability continues to be a problem. He also reviewed current maintenance efforts.
- **Update on Controlled Burn and Mow:** Dick Kirtley reported on the status of the burn and mow. He explained his efforts in trying to get the present contractor to do the work. Dick has contracted Santa Cruz Construction to mow the area. Santa Cruz does not do burns. It was agreed that the area would only be mowed. Dick mentioned that this company was one of two originally spoken to however his price for the work was higher than Florida Environmental. A motion was made by Bill Strawn seconded by John Moreno to hire Santa Cruz at a cost not to exceed \$8,500. All were in favor.
- **Update on Landscape Efforts:** John Moreno mentioned that he has been working with Landcare to identify areas on the property that are still in need of landscape clean-up and areas that may need to be re-planted. Landcare has estimated that there may be up to \$80,000 in potential work that needs to be done. John will continue to work with them. It was also agreed that some of the work be held off until the Spring to be able to identify what may need to be replaced.
- **Access Control:** Dan reported that all cameras are operational the Wi-Fi is in place and we have the ability to pull license plate photos if need be. If the Wi-Fi goes down, there are two DVRs that are recording. There will be one more training session. John mentioned that we should look into having the Beach Club office be able to view the gates as well. Dan mentioned he was looking into cameras for the clubhouse as well.
- **President's Report:** John Barber mentioned he will discuss various business items later in the agenda.

Old Business:

- **Bathroom and Kitchen Renovation:** John Barber mentioned these projects have been put on hold since the contractors are presently unavailable.
- **Lake Modification:** John Barber discussed the cost of the weir installation and that he has negotiated with Duvall Realty to pay for half of the \$23,000 cost. They have requested that the lake level be dropped from 4.0 to 3.5'. Duvall is in the process of obtaining the permit for the weir. A motion was made by Bill Strawn seconded by John Moreno to agree to dropping the lake height from 4' to 3.5' with proper authority and have Duvall pay half the cost of the weir. All were in favor.
- **Irrigation Update:** Dan mentioned that he and John Moreno have been working with Landcare on looking into the installation of two wells to use as alternate irrigation sources. Dan mentioned that he

and Moreno will continue to look into the pricing of the wells as well as ensuring that the water source will be usable for irrigation.

- **WWTP odor update:** Dan read a report on the installation of a sump pump timer that would allow the pumps to regulate the transfer of sludge to the surge tank more often to hopefully eliminate the odor.

New Business

- **Vote on Amendment to the Articles and By-Laws:** John Barber reviewed the proposed changes to the Articles of Incorporation and the By-Laws. The changes will allow for an increase in the size of the Board and how MSOA directors will be elected in the future. After some discussion and answering of questions a motion was made by John Moreno, seconded by Susan Thompson to approve the proposed changes to the Articles of Incorporation and the By-Laws. All were in favor.

Adjournment: With no further business to discuss a motion was made by Bill Strawn seconded by John Moreno to adjourn at 2:50 PM. All were in favor.

Dan Brazzano LCAM, CMCA
Association Manager