

# MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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## Minutes to the meeting of the Board and Parcel Presidents meeting of September 29<sup>th</sup>, 2017 Budget Approval

- **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, Bill Strawn, George Guiliano, Susan Thompson. A quorum of the Board was established. Parcel Presidents present were: Meryll Frost, George Guiliano, Bill Clay, Karen Hegarty, Bill Strawn. A quorum of the Parcel President's was established. Also present was James Roche of Jackson Law Group.

### Reports:

- **Approval of the Minutes of 8/25/17:** A motion was made by Bill Strawn seconded by Susan Thompson to approve the minutes as written. All were in favor
- **Manager's Report/Financial:** Dan reviewed the financials for the North Tract and the WWTP. The North Tract is over budget due to landscape expenditures to restore the common areas, the building of the weir, and the addition of two wells. The WWTP was slightly under budget.
- **Maintenance Report:** John Moreno reviewed the maintenance report which included various repairs due to the hurricane.
- **WWTP Report:** Frank reported that there were no operational problems with the plant during or after the storm. The new back-up generator was purchased and is being primed for use when needed.
- **Landscape Report:** John Moreno reported that the clean up after the storm went well. The boat club road and nature trail were cleared quickly. There will be a need to assess further clean-up and a resumption of landscape replacement.
- **President's Report:** John reported that he had three closing documents having to do with the Duval agreement that needed to be signed and escrowed prior to closing on the property. Two warranty deeds for perc pond 2 and 3 and an easement agreement for the sign at the Collector Road entrance. Discussion ensued among the parcel presidents and owners. The concerns expressed had to do with the Duval agreement, what was going to be built and storm water concerns. The signing of the closing documents was tabled and will have to be discussed with the Association attorney.

### Budget Approval:

- **Voting Members Approval of the 2018 Budget:** Dan reviewed the North Tract budget and WWTP budget. The North Tract monthly assessments rose from \$96 to \$108 monthly mainly due to increases in the landscape budget and an anticipated increase to access control (guards contract) A motion was made by Bill Clay seconded by Karen Hegarty to approve the 2018 NT budget. All were in favor. The WWTP quarterly assessments rose from \$66 to \$75 mainly due to increases in sludge hauling and increases to operating supplies. A motion was made by George Guiliano seconded by Bill Strawn to approve the WWTP budget. All were in favor.
- **Adjournment:** With no further business to discuss a motion was made by George Guiliano seconded by Susan Thompson to adjourn at 2:30 PM. All were in favor.

Dan Brazzano LCAM, CMCA  
Association Manager