

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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Minutes to the meeting of May 22nd 2015

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

- **Proof of Notice:** Agenda properly posted.

Quorum: John Barber, Bill Clay, George Guiliano Steve Lieberman. A quorum was established.

- **Minutes from the March 27th 2015 meeting:** A motion was made by Bill Clay seconded by George Guiliano to accept the minutes as written. All were in favor.
- **Manager's Report/Financial Report:** Dan Brazzano reviewed the North Tract and WWTP April 30th 2015 financials. He mentioned that the North Tract financials now included a schedule of collected delinquent accounts for the month and now had a detailed reserve schedule. The WWTP also included a detailed collection report for the month. John Barber reported that the operating account appeared to have more funds in it than needed and suggested that \$45,000 be moved into the reserve account that paid the highest interest. A motion was made by Bill Clay seconded by Steve Lieberman to move \$45,000 to the highest interest reserve account. All were in favor.
- **WWTP Report and Maintenance Report:** Bill Clay reported on the WWTP progress and reviewed the top 10 maintenance projects.
- **Access Control:** Dan Brazzano reviewed two proposals to enhance the access control decals given owners. The first was to order a new MSOA decal that would be color coded to the various Associations and have an expiration date. The decal would have to be ordered each year and distributed. The second was a proposal to order a separate color decal in the shape of a circle with an expiration date on it. It would supplement the present decal and be less expensive to order each year. A proposed distribution was also recommended. A motion was made by Steve Lieberman to approve the second proposal and to work on a distribution plan. This was seconded by Bill Clay and all were in favor. In addition a plan on how to handle access cards and remotes will be looked into as well.
- **President's Report:** John mentioned that the Board had met with the Jackson Law Group attorneys earlier that day to discuss counter offers on a settlement of LR5JV-A.

New Business:

- **Officer Election of new Director:** Bill Clay resigned as temporary Secretary/ Treasurer. A motion was made by George Guliano seconded by Bill Clay to elect Steve Lieberman to the position of Secretary Treasurer. All were in favor.
- **Board Discussion of LR5JV-A:** As discussed during the President's report.

- **Jackson Law Group Agreement:** The Board was presented with an updated JLG agreement for review. A motion was made by Bill Clay seconded by George Guiliano to sign the agreement. All were in favor.
- **Board Discussion of Littoral Zone:** Bill Clay reviewed the progress on trimming the Littoral Zone and mentioned that the small amount currently in reserves would be used up. He suggested that an appropriate amount be put into reserves for the 2016 budget.
- **Short and Long Term Projects:** Dan Brazzano introduced a draft of a document that identified short and long term maintenance and capital projects. The document would be a working document as well as one used for budget planning.
- **Proposal for Guardhouse Roofs:** Bill Clay presented a proposal to replace the guardhouse roofs. The estimate was for \$4,200 which included stainless steel nails. A motion was made by Bill Clay seconded by George Guliano to accept the proposal. All were in favor.
- **Beach Club Pool Spare Pump:** Bill Clay presented two proposals. The first for a spare 7.5 HP pump for the Beach Club Pool for \$1,910. The second for a new pump and motor at a cost of \$5,175. Bill mentioned that he would have one of the WWTP electricians look into converting the electrical from one phase to three phase. A motion was made by Bill Clay seconded by George Guliano to purchase the pump and motor at a cost of \$5,175. All were in favor.

Old Business:

- **Bocce Ball Survey:** It was reported that there were only 25 responses to the owner survey concerning an interest in having a bocce ball court installed. A Surf Club III owner reported that he had accumulated \$6,700 in owner donations to have a court installed. However rather than having it installed for Surf Club III owners only he wanted to have it installed on MSOA property for all to use. He was asked to come back with a proposal on the type, size and location of the court as well as the ongoing maintenance costs.
- **A1A Median Landscaping Insurance Update:** Dan Brazzano mentioned that he had looked into the potential insurance risks that may arise from MSOA taking on the landscaping responsibility of the A1A Median. The Thompson and Baker agent's response was that since the median was owned by the State there was not additional risk to MSOA however he cautioned that Association volunteers should not get involved with any maintenance of the median.

Adjournment: With no further business to discuss a motion was made by Bill Clay seconded by Steve Lieberman to adjourn at 2:40PM. All were in favor.

Respectfully Submitted

Steve Lieberman
Secretary/Treasure

