

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

Minutes to the Board of Directors Meeting May 24th 2019

Call to Order: The Board President Karen Hegarty called the meeting to order at 1:00pm.

Proof of Notice: Agenda was properly posted.

Establish a Quorum: Directors present were Karen Hegarty, Lynn Frazey, Ron Wilson. Absent: Dan Lachenman and George Guiliano . Also present were Joe Estrada and Brit Masters with Leland Management.

Approval of Minutes

Karen Hegarty made a motion to approve the March 8th 2019 BOD Meeting Minutes. Motion seconded by Lynn. With all in favor, the motion passes.

Karen made a motion to approve the April 12th 2019 BOD Meeting Minutes. Motion seconded by Ron. With all in favor the motion passes.

Reports

Manager's Report: Joe read the May 2019 Managers report for MSOA.

Manager's Report/WWTP: Joe read the May 2019 Managers report for MSOA WWTP.

President's Report: Presented by Karen. Roof replacement for clubhouse was started on Monday, May 20th and is scheduled for completion in about ten days from then contingent on weather and availability of roof tiles. Once the roof work is complete, the renovations for the women's restroom facilities can be started. All pool area renovations should be complete within a few months. Security gate in front of Surf Club III has been repaired. WWTP Sewer smoke test has been completed. Landscaping continues to be a work in progress.

The plat for tract C has been filed and was signed accepting responsibility for storm drainage and lakes when completed. off on by Karen. Karen also signed an agreement to allow up to \$250 in expenditures for Blue Ribbon Pools and that they must provide receipts for each occurrence.

Karen also authorized the mulch trucks to enter in through the north gate instead of the construction entrance to try and prevent dust and debris from blowing into resident's properties.

Karen presented the WWTP report and made a motion to approve \$15,686 in general reserve spending for Biometric Utility so that they can proceed with composite sampling. Motion seconded by Ron. Discussion. Motion passes 3-0.

Karen made a motion to approve \$1,450 for Proscapes from Operating account lawn/pond maintenance for perc pond two. Motion seconded by Ron. Motion passes 3-0.

Karen made a motion to approve \$5,500 for Proscapes from the operating account lawn/pond maintenance for perc pond one. Motion seconded by Lynn. Motion passes 3-0.

Karen stated that \$8,030 in expenses from Terracon (monitoring well installations and abandonment) should be charged back to the developer instead of the Association.

Karen made a motion for Board approval to investigate what excess capacity is available at the WWTP. Discussion. Ronnie made a motion approve up to \$1,500 for exploratory services. Motion seconded by Karen. Motion passes 2-1. Karen/Ron voted to approve, Lynn voted not to approve.

Landscaping Report: Covered by Karen. Irrigation problems are being worked on by LandCare. Salinity statistics are also in the main report. The median is also being worked on. Karen made a motion to approve \$1,400 from Proscapes to cut back the underbrush on the road that leads to the Boat Club. Motion seconded by Lynn. Motion passes 3-0.

Access Control: Covered by Karen in Dan's absence. Karen made a motion to approve \$54,826.10 for the RFID system proposal from The Gate Store with \$37K taken from reserves and the balance expensed to maintenance and repairs from the operating account. Motion seconded by Ron. Motion passes 3-0.

Maintenance: Karen gave the maintenance report. Breakers Electric was in the process of working on the recreation center and WWTP but was removed from the jobs due to being too inconsistent and too slow. Thibault is the new electrical vendor, Karen made a motion to approve \$2,339.54 from Thibault for installation of LED lights at the WWTP. Motion seconded by Ron. Motion passes 3-0. Ron made a motion to approve \$3,559.66 from Thibault for tennis court lights replacement. Motion seconded by Karen. Motion passes 3-0.

Document Rewrite Report: Covered by Lynn. Discussion about covenant renewal. Lynn asked if the entire renewal of the covenants needs to be mailed out to the owners. Joe will check with Jim Roche. Lynn requested volunteers from each parcel to review document change proposals.

Amenities: Ron stated that the bills for the kayak rental spaces had been sent out. Ron made a motion to approve \$9,700 for Proscapes to provide an additional 120' x 120' land clearing for the new kayak racks. An appointment with the county inspector has been setup. Motion seconded by Karen. Motion passes 3-0.

Ron discussed the excess water effects from Hurricane Matthew that caused cracking in the tennis courts from underneath the slab. Discussion.

Ron made a motion to approve to adopt the updated rules for the usage of the pickleball and tennis courts with one board member as the authorized person who can call the Sheriff's office in case of the need of enforcement assistance. Discussion. Motion seconded by Lynn. Motion passes 3-0.

Richmond Homes: Karen stated that there were two requests for authorizations from Richmond Homes. Clint Shea with Richmond Homes was in attendance. Discussion. Karen made a motion to approve signing the request for the Appleby master house plans. Motion seconded by Ron. Motion passes 3-0.

Karen made a motion to approve the authorization request for installation of the retaining wall contingent that it is allowed per the governing documents. Motion seconded by Ron. Motion passes 3-0.

Election: Parcel Presidents will need to get a copy of the proposed By-Law Amendment changes. Certified mail with return receipt requested. Four positions will be open. Terms that are expiring this year are Dan's, Lynn's and Karen's and Surf Club One has a one year remaining on a position that they can fill.

General Board and homeowner discussion about condition of commercial property.

With no further business to discuss a motion was made by Ron, seconded by Lynn, to adjourn the meeting at 3:15pm. Motion passes 3-0.