

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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Minutes to the meeting of May 27th 2016

- **Call to Order:** John Barber called the meeting to order at 1:00PM
- **Proof of Notice:** Agenda properly posted.
- **Quorum:** John Barber, Bill Clay, George Guliano, Steve Lieberman, and Bill Strawn a quorum was established.
- **Minutes:** A motion was made by Steve Lieberman seconded by George Guliano to accept the minutes of 3/25/16. All were in favor. Steve Lieberman made a motion to accept the minutes of the special meeting of the Board of Directors and Parcel Presidents of 4/16/16. This was seconded by George Guliano and all were in favor.
- **Manager's Report/Financial:** Dan read the April manager reports for the North Tract and WWTP. Dan was asked to inquire about the due to reserves. He was asked about a reconciliation of the number in connection with the excess funds that were added to reserves in March. In addition Dan was asked to send the Board a summary of delinquencies from the Jackson Law Group. John would also like to have JLG send separate invoices for work done on LR5A and delinquencies. In addition John requested a more detailed explanation of the charges. John also wanted to know the result of the negotiated settlement with FHMA on one of the delinquencies. Dan will report back.
- **WWTP Report:** John reviewed the BioMetric contract and suggested that someone was needed to verify the inspections that were being made and to check the log book. In addition someone needs to be the point person when suggested repairs need to be made and/or if emergencies arise. It was suggested that Frank be that person. John reviewed and signed the contract.
- **Maintenance Report:** Bill Clay reported on various maintenance items completed and anticipated. Including the painting of all the light fixtures around the beach club. In addition various painting projects are being scheduled for the Beach Club.
- **Bocce Ball Court Maintenance:** Bill Strawn inquired about the continued maintenance of the Bocce ball court and it was confirmed that MSOA had agreed to maintain it going forward.
- **Landscape Report:** Dick Kirtley reviewed various efforts that had taken place concerning the trimming of both the east and west side lakes. He mentioned that the Fire Mitigation project on the west side of A1A (Lakeside) went well and the staking of the owners property with minor exceptions also went well. The Association saved money by not having to do a survey. Dick also mentioned the problems that arose from the fire mitigation of the East or Surf Club side. When the project appeared to be a go various problems concerning permits and procedures by various agencies caused the project to be stopped. The State withdrew its offer to do the mitigation and instead gave Dick a list of certified contractors that could do the work. Dick will look into the costs and report back. The mowing could not go past the Coastal Construction Line. Dick will report back.
- **President's Report:** John Barber mentioned that negotiation continues with LR5A in terms of the approval of the settlement agreement as well as the proposed changes to the board structure and voting procedures. John mentioned that if a deal between the Association and Duval and Duval with LR5A were agreed to where the property could be sold that LR5A would probably go along with the settlement agreement and the proposed declaration changes concerning board structure and voting procedures.
- **Agreement with Duval Realty:** The proposed agreement between MSOA and Duval Realty negotiated by Bill Clay and David Sowers was reviewed. Bill Strawn made a motion to approve the agreement and this was seconded by Steve Lieberman. Discussion ensued. John reviewed all 19 points to the agreement. Changes suggested were: point #6 change the wording to include money to be contributed of \$200,000 and that the location be determined by the developer and approved by MSOA, point #9 add that the escrow should be put into an interest bearing account, point #11 that the \$25,000 toward the boat club be used at the discretion of MSOA, and #17 remove the reference to the date of April 16,

2016. Steve Lieberman asked to amend the motion. Bill Strawn withdrew his motion and Steve Lieberman made a motion to approve the agreement with the mentioned changes. This was seconded by George Guiliano and all were in favor.

- **Update on Beach Club kitchen upgrade:** Dan reported on three proposals to renovate the Beach Club kitchen and pool bathrooms. After some discussion on the pricing and need for a more detailed RFP Dan was asked to continue to seek bids.

Adjournment: With no further business to discuss a motion was made by Steve Lieberman seconded by George Guiliano to adjourn at 3:20 PM. All were in favor.

Steve Lieberman
Secretary