

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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Minutes to the Meeting of January 23, 2015
Held at Matanzas Shores Beach Club
1:00 PM

Establish a Quorum: John Barber, Jim Pike, Bill Strawn and Bill Clay. A quorum was established. George Guiliano was unable to attend to due prior commitments.

Proof of Notice: Notice was properly posted.

A1A Median Presentation: Presented by Faith Alkhabib of Flagler County and Bob Dickinson Landscape consultant hired by Flagler County.

Bob Dickinson explained the landscape project. The project is being funded by FDOT and Flagler County.

The project is funded with \$320,000. Included is one year of maintenance. Maintenance will then be the responsibility of MSOA.

Irrigation will come from the Lakeside pump and lines will have to be installed to supply irrigation to the median.

John Barber asked for the plans and for estimates on maintenance and irrigation to be used for budgeting purposes.

Minutes of 12/5/14: With some minor changes a motion was made by Jim Pike seconded by Bill Strawn to accept the minutes. All were in favor.

Financial Report: Jim Pike stated that North Tract balances were \$219,309 in the Operating Account, and \$737,457 in reserves as of 12/31/14. The year ended \$12,488 ahead of budget. WWTP balances were \$871,604 in operating funds, and \$570,465 in reserves as of 12/31/14. The year ended \$12,569 ahead of budget. A motion was made by Bill Strawn seconded by Jim Pike to accept the Treasurer's report. All were in favor.

Manager's Report: The report was read by Dan Brazzano and included an update of projects either completed or underway.

WWTP Report: Bill Clay gave the WWTP report and explained that a pump repair vs a new pump had been looked into. Bill Clay made a motion to purchase a new pump for \$8447. This was seconded by Bill Strawn and all were in favor.

Maintenance Report: Jim Pike reported on 25 maintenance items that had been completed.

Access Control: Bill Strawn reported that the new guard company Total Guard was in place and operating as of January 1st. He introduced Jack Dove of Total Guard. Bill Strawn reviewed the Envera gate project and that the contracts had been signed. After discussion among the Board and owners present a motion was made by Bill Clay not to go ahead with the project and cancel the contracts. This was seconded by John Barber. Discussion continued with most owners preferring that the contract be cancelled. A vote was taken and the motion to cancel the contracts passed with three votes to cancel from John Barber, Jim Pike, and Bill Clay. Bill Strawn abstained. A motion was then made by Jim Pike to hire Envera to reopen the Southeast gate. This was seconded by Bill Strawn. Before further discussion was had Bill Strawn withdrew his second and announced his resignation from the Board effective January 23rd 2015. The motion died. John Barber mentioned that a new board candidate would be sought to fill Bill Strawn's position for the remainder of his term.

Landscape Committee Report: Bob Klenk gave the Committee report and read Committee minutes. John Barber mentioned that recent actions taken by the Committee concerning their meetings and removal of bushes and planting in common areas were not authorized. He asked for a proposal to replace the plants that had been removed from the Rec Center area. John also asked that the Committee Resolution be redrafted since it did not include the need to post agendas. The resolution will be looked at and re written. In the meantime, John Barber suspended the committee while the new resolution is being written.

President's Report: John Barber reported that he had not heard back from the Beach Haven developers concerning their efforts to raise the up-front money expected if a contract is to be considered. The developer law suit has been stalled do to a change in the judge that would hear the case. The developer has not brought up the settlement that was discussed in the past.

NEW BUSINESS

Walkover and Boat Dock Sealant: Two types of sealant were discussed. A Thompson sealant that would last 12 to 18 months that would cost \$360 and Swedish Oil that would last 24 to 30 months at a cost of \$1,560. A motion was made by Bill Clay to use the Swedish Oil product seconded by Jim Pike and all were in favor.

OLD BUSINESS

Discussion of Increasing the Amount of Pine Straw Used Annually: The discussion to replace pine straw once or twice yearly was tabled.

OTHER BUSINESS (that must come before the board)

Foosball Table Left at Rec Center: A Foosball table was donated and left in the Rec Center. It was decided to accept the table and leave it in the Rec Center.

Adjournment: With no further business to discuss a motion was made by Jim Pike, seconded by Bill Clay to adjourn at 2:55 PM. All were in favor. The next meeting will be held March 27, 2015.

Respectively Submitted by
Jim Pike Secretary