

Matanzas Shores Owners Association

Annual Meeting Minutes

October 2nd 2015

The meeting was called to order by John Barber at 1:00PM. Parcel voters in attendance were Karen Hegarty, Bill Strawn, Bill Clay, Fred Mraz (for Ray Saccardi) George Guiliano, David Sowers, Dot Barber, John Barber (designee for North Commercial A and B. A quorum was established.

- **Approval of the Minutes of the annual meeting of September 28th 2014:** Dan Brazzano read the minutes. A motion to approve the minutes as read was made by Steve Lieberman seconded by George Guiliano all were in favor.
- **President's Report:** John Barber reported that some significant projects were done during the year which included roof replacement of the boat club, rec center and guardhouses. The painting of the boat club and beach club and the treatment of the walkovers. The LR5AJV lawsuit continues. In addition significant improvements to the WWTP continue.
- **Financial Report:** Dan Brazzano read the North Tract and WWTP financials as of August 31st 2015.
- **Maintenance Report:** Bill Clay reviewed the many items in his report which included the addition of 3 new kayak racks.
- **WWTP Report:** Bill Clay reviewed the current operational status and long term projects and presented an informative power point presentation reviewing the various stages of construction of the plant and the efficiencies that will result.
- **Access Control:** Dan Brazzano distributed a proposed access control process which included distribution of new decals, the process of obtaining the decals, and the use of access cards and remotes. The proposed process will be further discussed at the next Board meeting for review, refinement and approval.
- **2016 Budget Approval:**
 1. **WWTP:** Steve Lieberman reviewed the 2016 proposed budget and the rationale behind any increases. He explained the need for reevaluating the replacement value of the plant to include all new and anticipated improvements and therefore the need to increase reserves. In addition a reserve recognizing the eventual need to replace the Sea Colony sewer line to the plant was included as well. As a result the quarterly assessment rose from \$60 to \$66
 2. **North Tract:** Steve Lieberman reviewed the 2016 proposed budget and explained that many of the increases were due to significant planned maintenance projects and the addition of an A1A landscape reserve. Monthly assessments rose from \$90 to \$96. A number of questions concerning adequate reserves for the WWTP and the Master Association were asked and answered. A motion was made by Bill Clay seconded by George Guiliano to approve the WWTP 2016 budget. All were in favor. A motion was made by George Guiliano seconded by Bill Clay to approve the 2016 North Tract budget. All were in favor.

- **Election of Directors and results of balloting:** Dan Brazzano explained that there were three Director Positions up for election and that they were for a 2 year term. Four candidates responded to the first notice of the meeting. They were John Barber, David Sowers, George Guiliano, and Richard Kirtley. John Barber asked for self-nominations from the floor. Karen Hegarty of Las Brisas was recognized and added to the ballot. Dan explained the marking of ballots and the counting procedure. Each voting member was given a ballot. After they were collected three volunteers were asked to tally the ballots. Owners Meryll Frost, Bob Klenk and Maryann Lemke counted ballots. The results were given to John Barber for announcement. The newly elected directors were Richard Kirtley Surf Club III, John Barber, Surf Club II and George Guiliano Sea Colony.
- **New Business and General Membership meeting:** Various owners were heard concerning their opinion of the election results. There were discussions concerning the separation of the Board into a WWTP board and an MSOA Board. In addition there was discussion concerning the expansion of the current board from five to possible seven or nine. In addition changes to the Master Association Declaration was suggested to change the present structure of voting. It was explained that until the current developer lawsuit was settled changes to the declaration could not be done. John Barber discussed the current plans to install bocce ball courts at the Rec Center. There was discussion concerning the eventual maintenance of the A1A landscape project and what the involvement of MSOA would be.
- **Adjournment:** With no further business or owner discussions a motion was made by Karen Hegarty seconded by George Guliano to adjourn at 2:35 PM. All were in favor.

Steve Lieberman
Secretary/Treasurer