

# MATANZAS SHORES OWNERS' ASSOCIATION, INC.

## Minutes to the Meeting of the Board of Directors September 14, 2018

- **Call to Order:** John Moreno called the meeting to order at 1:00 PM
- **Proof of Notice:** Agenda was properly posted.
- **Establish a Quorum:** Directors present were John Moreno, Karen Hegarty, Susan Thompson, David Sowers, Dan Lachenman and George Guiliano. A quorum of the Board was established.

**Approval of the minutes of 7/27/18:** A motion was made by Karen Hegarty to accept the minutes as written. Susan seconded the motion. With all in favor, motion was carried.

**Minutes of 8/15/18:** Karen motioned to accept the minutes as written. David pointed out that the agenda referred to the meeting as a "special" meeting and the minutes stated "emergency" meeting, and should be changed to reflect "special". He also recommended to include the various financial references of the Escrow Agreement. Karen said the minutes from the special meeting would be revised and brought before the board at the next meeting of September 28<sup>th</sup>, 2018.

### Reports

**Manager's Report:** The August financials were not available until after the September 14<sup>th</sup> meeting. Yvette reviewed the financials for the WWTP and the North Tract, respectively. At the close of July, WWTP financials reported \$49,348 in the Operating Account and \$897,726 in the reserve accounts. There were \$13,698 in receivable assessments with \$33,853 in prepaid assessments and \$52,200 in deferred assessments. As of the end of July WWTP is \$2816 over budget mainly due to sludge hauling. NT financials for July end indicated there was \$116,826 in the Operating Account with \$71,021 in prepaid assessments and \$990,301 in reserves. At the end of July, 2018, NT is \$13,473 over budget.

**Maintenance Report:** Karen reviewed the Maintenance Report (see September 2018 Maintenance report). Heating and AC units were installed in both Beach Club restrooms. New unvented doors will be installed. Additional repairs/upgrades for the restrooms are ongoing.

**WWTP report:** Karen reviewed the WWTP Report (see July 2018 WWTP Report).

**Landscape Report:** Karen reviewed the Landscape Report (see July 2018 Landscape Report). Landscape maintenance responsibility for the A1A enhancements was transferred to MSOA as of September 10, 2018.

**President's Report:** John reported that the Duval will be working with KB Homes to develop Las Casitas. PP1 & 2 expansion will move forward with Cline Construction directly following relocation of gopher turtles. Cline will submit projected status reports with completion dates. A portion of the nature trail will be closed during work on PP2. KB Homes is hoping to have the first model on site after the first of the year (2019).

## **Board Approval of Budgets:**

- a) **WWTP:** The 2019 proposed budget reflected an increase of \$2.00 per door, \$77 per quarter. Discussion of how to offset the increase ensued with a suggestion of utilizing a portion of the tap fees charged to the developer. David motioned to split the available proceeds from the fees 50/50 between WWTP and NT and add the \$44,000 to income, offset the additional expenses over last year and put the difference into a new line item on the operating expenses to keep the assessment at \$75 per quarter. George seconded the motion, and all were in favor.
- b) **WWTP:** Karen motioned to adopt the 2019 budget as proposed. Sue seconded the motion. All were in favor.
- c) **North Tract:** The 2019 proposed budget assessments remained at \$108 per month. David motioned to adopt the 2019 budget after the \$44,000 was added to the income and to increase General Repairs and Maintenance in the operating expenses \$44,000. Susan seconded the motion, and all were in favor.

**Adjournment:** With no further business to discuss a motion was made by Karen, seconded by Dan, to adjourn at 3:27 PM. All were in favor.

Brit Masters  
MSOA Management