

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

Minutes to the Meeting of the Board of Directors December 7, 2018

- **Call to Order:** Karen called the meeting to order at 1:00 PM
- **Proof of Notice:** Agenda was properly posted
- **Establish a Quorum:** Directors present were Karen Hegarty, Lynn Frazey, Ron Wilson, George Guiliano and Dan Lachenman. A quorum of the Board was established. Also, in attendance was Brit Masters representing Leland Management.

Approval of Minutes

10/26/18 Board Meeting: Ron motioned to accept the 10/26/18 meeting minutes. Lynn seconded the motion. All were in favor and the motion passed.

11/14/18 Special Mtg: Ron made a motion to accept the Special Mtg minutes of 11/14/18. With a second from Karen, and all in favor, the motion passed.

Reports

Financial Report: Ron stated at the close of November there was \$29,157 in the WWTP Operating Account and \$948,814 in WWTP reserves. There are \$10,172 in receivables and \$27,001 in prepaid assessments. For the North Tract, at the close of November there was \$209,243 in the Operating Account and \$1,018,765 in reserves. There are \$10,762 in receivables and \$48,940 in prepaid assessments. Bill Clay asked why there was so much money in the operating fund. Karen said she would look into it and let him know.

WWTP Report: Karen gave a detailed report of the status of the WWTP (see December 7, 2018 WWTP Report). She stated the expansion of perc ponds 1 and 2 was completed. Karen also mentioned that due to the county work on the A1A storm drainage system the Sea Colony west lift station would be cut off briefly while the county pipes are placed below it.

Access Control: Dan reported that he met with The Gate Store to get information on RFID (Radio Frequency Identification) and Web Watchdogs for barcode reader access systems. Either could be installed at the various entrance gates to give automatic access to owners with RFID or barcode strips applied to their windshields. Dan explained the benefits of the RFID system compared to the barcode system. RFID uses a radio frequency which is more dependable in inclement weather and is more cost efficient, whereas, the barcode system depends on the clarity of the cameras that read the barcodes and this system is costlier. With either system, the guards would continue to process visitors and vendors.

Landscape: Karen reviewed the Landscape Report (see December 7, 2018 Landscape Report). She reported that MSOA will be switching back to the ponds for irrigation. Karen stated that she and the Proscapes contractor had walked around the homes of those owners on the lake that had responded previously. They knocked on doors and spoke to as many owners as they could to talk about the trees in the littoral zones. She explained there were more letters to go out to owners with homes on the lake and she would like to move forward with the cutting of the littoral trees for those owners she had spoken to. Karen motioned to accept Proscapes' proposal to remove and dispose of trees and brush in those littoral zones in the amount of \$6,700.00. With a second from Ron and all in favor, the motion passed.

Maintenance Report: Karen reviewed the Maintenance Report (see December 7, 2018 Maintenance Report). Karen motioned to approve an estimate from Schmidt's Well Drilling in the amount of \$1500 to cap two wells prior to switching irrigation back to the lakes. Dan seconded Karen's motion. All were in favor. Motion passed. Karen motioned to accept Landcare's proposal for tree removal in the natural area near the tennis courts in the amount of \$1950.00. Ron seconded the motion and with all in favor, the motion passed. Karen motioned to move forward with the repair of the Lakeside north entrance wall by accepting Sta-Hard Concrete's proposal in the amount of \$5,550. With a second from Dan and all in favor, the motion passed. She mentioned that MSOA's insurance company was pursuing the insurance company of the person who caused the damage and it is expected that MSOA will be refunded all monies spent.

Amenities Report: Ron mentioned that our current amenities will be going through changes in the near future with increased demand from the new communities being built. He explained that the first order of business should be appointing a committee made up of volunteers from each association. Ron motioned to accept the following proposed members and that the committee be given the authority to meet/negotiate with vendors, conduct due diligence and have a reasonable assurance that fully vetted recommendations would be accepted by the board:

- Ken Merrill - Surf Club I
- Lynn Frazey – Surf Club II
- Dolores Andrews – Surf Club III
- Heath Ward – Las Brisas
- Dick Doyle – Lakeside

Karen seconded the motion. All were in favor and motion passed. Ron stated that he will serve as the committee chair. Karen H. and Dan L. will be ex-officio, being active at times. (see Ron's December 7, 2018 report).

Kayak Rack Policy Update: Ron presented a revision of the Kayak Storage Policy and Procedures which included a "non-use" clause. Ron motioned for the board to accept the revision of these policies and procedures. Dan seconded his motion. With all in favor, the motion passed.

Marketable Record Title Act Project (MRTA) Update: Lynn explained that MSOA's attorney is going through each of the pages of its CCR documents rewriting them without making any changes preserving them in a manner that they can be revised at a later date.

Old Business

Surfview Beach Paths: Karen stated that the board will take its time reviewing the documents provided by Ken Atlee regarding the beach paths he requested on the Surfview property. She mentioned that the board will look at it again at the January 25th meeting.

Dunes Restoration Update: Lynn said he had spoken to the person running the dune project. The county has been having issues with the machinery which has caused delays and with FEMA money running out soon there are areas that are taking priority. He was told there were no promises on a time when Matanzas Shores dunes will be worked on as of yet, but MSOA should expect to receive its sand prior to the next hurricane season.

New Business

Las Casitas Update: Ron reported that KB Homes had received permits from the county to scrub the trees from the property. He expects KB will use Cline to lower the pipe to the intracoastal while they still have their equipment on site. Probably the 3rd or 4th week of January. Karen mentioned that the berm around perc pond 2 will be raised a little less than a foot and will align with the sidewalk.

Adjournment: With no further business to discuss a motion was made by Ron, seconded by Karen, to adjourn at 3:10 PM. All were in favor.

Brit Masters
MSOA Management