

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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Minutes to the meeting of March 25th 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 Guiliano, Steve Lieberman, a quorum was established.
- **Minutes:** Of 1/29/16, 2/19/16, 9AM and 1PM. A motion was made by Steve Lieberman seconded by George Guliano to accept the minutes as written. All were in favor.
- **Appointment of Director:** Dick Kirtley announced his resignation from the Board shortly after the Feb 19th meeting. A motion was made by John Barber to appoint Bill Strawn to the MSOA Board to complete the remaining term for Dick Kirtley. This was seconded by Steve Lieberman. Bill Clay objected to the appointment since no letter of recommendation from the Surf Club III Board was presented. A vote was taken and three were in favor and one opposed. Bill will hold the position of Director.
- **Manager's Report/Financial:** Dan read the February manager reports for the North Tract and WWTP. Steve Lieberman motioned that \$25,000 of the EOY surplus be moved to the clubhouse reserves. This was seconded by Bill Clay and all were in favor. Steve also made a motion to move any available WWTP excess from 2015 to reserves as well. This was seconded by Bill Clay and all were in favor.
- **WWTP/Maintenance Report:** Bill Clay reviewed the current operating status and LT projects and the highlights of the maintenance report. The WWTP upgrade is complete and an operator needs to be hired to monitor the plant. Contractor names will be discussed at the next meeting. Bill reviewed a proposal from Polston Applied Technologies to clean the oxidation ditch for \$37,151 and one from US Water which was a previous estimate for \$53,452. After some discussion concerning the need for the project Bill made a motion to accept the Polston proposal. This was seconded by George Guiliano and all were in favor. Bill mentioned that with the completion of the plant upgrades that this would be the end of his involvement.
Bill reviewed the various maintenance results and mentioned that the parking lot lights were in the process of being replaced and that the new pickle ball court had been completed. Bill reviewed a proposal from Maritime Construction to repair the south beach walkway pilings for \$5,980. After some discussion a motion was made by Bill Clay to accept the proposal seconded by Steve Lieberman and all were in favor.
- **Access Control:** Dan Brazzano reported that he is continuing his research of access control upgrades. Dan mentioned that there is a need to replace the access control cameras. He presented two proposals. One from Web Watch Dog and one from Metts Industries. He reviewed the differences in the proposals and pricing. Watch Dog's proposal was \$16,900 and Metts \$11,253. A motion was made by Bill Clay seconded by Steve Lieberman to accept the Metts industries proposal. All were in favor.
- **Landscape Report:** Bill Clay mentioned that the survey of the proposed fire mitigation areas came to over \$17,000. Bill suggested that perhaps the property lines could be marked by individual homeowners and MSOA instead. He also mentioned that Dick Kirtley had agreed to follow up on the project after his resignation. Steve Lieberman consented to contact Dick to confirm his offer and if so he will continue with the planning of the mitigation mowing.
- **President's Report:** John Barber read some prepared comments concerning recent developments in settling the LR5A suit and the ongoing conversations with some of the parcel presidents concerning changes to the declaration and by laws concerning Board structure, voting rights and procedures. John asked that his prepared notes be made part of the minutes. John took questions from owners present.

New Business:

- **Repair of South Walk over pilings:** Discussed under maintenance

Old Business:

- **Update on Beach Club kitchen upgrade:** Dan reported that he Frank and Brit met with three contractors and are awaiting estimates.

Adjournment: With no further business to discuss a motion was made by Steve Lieberman seconded by Bill Strawn at 2:50 PM. All were in favor.

Steve Lieberman
Secretary