

# **MATANZAS SHORES OWNERS' ASSOCIATION, INC.**

## **Minutes to the Board of Directors Meeting April 12<sup>th</sup> 2019**

**Call to Order:** The Board President Karen Hegarty called the meeting to order at 1:02pm.

**Proof of Notice:** Agenda was properly posted.

**Establish a Quorum:** Directors present were Karen Hegarty, Lynn Frazey, Ron Wilson, Dan Lachenman, George Guiliano. Also present were Joe Estrada and Brit Masters with Leland Management.

### **Approval of Minutes**

Karen Hegarty read January 25<sup>th</sup> 2019 BOD Meeting Minutes. Ron made a motion to approve the January 25<sup>th</sup> 2019 BOD Meeting Minutes. Motion seconded by Dan. With all in favor, the motion passes.

Karen read the March 8<sup>th</sup> 2019 BOD Meeting Minutes. Karen made a motion to approve the March 8<sup>th</sup> 2019 BOD Meeting Minutes. Motion seconded by Dan. Discussion. Lynn had questions about the March 8<sup>th</sup> minutes in regards to the discussion of the proration of funds for the pool amenity in the Richmond letter and wanted it noted that the Duval Group will ensure that MSOA is paid \$200,000 in total toward the development of a new pool amenity. He also wanted it noted that the land we know as Tract C on the Las Casitas parcel will be deeded to MSOA on final filing of the Plat for Las Casitas.

Approval of March 8<sup>th</sup> 2019 minutes postponed until next meeting so these changes can be included.

### **Reports**

**Manager's Report:** Joe read the April 2019 Managers report for MSOA. Included in the report was a waiver/payment plan policy from Leland for the Board's review. Karen made a motion to approve the waiver/payment plan policy for the MSOA. Motion seconded by Dan. With all in favor, the motion passes.

**Manager's Report/WWTP:** Joe read the April 2019 Managers report for MSOA WWTP. Included in the report was a waiver/payment plan policy from Leland for the Board's review. Karen made a motion to approve the waiver/payment plan policy for the MSOA WWTP. Motion seconded by Ron. With all in favor, the motion passes.

**WWTP Report:** Karen read the WWTP Report. Dan made a motion to approve the fence repairs for pond one and pond two for a cost of \$3,073 by Liberty Fence. Motion seconded by Ron. With all in favor, the motion passes. Discussion about overall drainage at Surf Club I. Karen mentioned that a WWTP Committee is in the process of being put together.

George spoke about the county wanting to tie their piping into MSOA WWTP's system. George made a motion to allow lift stations at Sea Colony at \$75 per unit/quarterly per unit equivalent, with units to be based on the same number of units as the boat club (5) and \$3,000 for connection fee. Motion seconded by Dan. With all in favor, the motion passes.

**Landscaping Report:** Covered by Karen. Karen also mentioned that volunteers were being sought out to make suggestions for landscaping around the common property.

**Access Control:** Covered by Dan. Dan spoke about the Gate Store and the need to ensure current issues are addressed and the level of support is appropriate before committing to a larger project to replace the current card reader system with RFI reader.

**Maintenance:** Karen gave the maintenance report and called out that she authorized the work on the resealing of the pool (\$2,646) to enable this necessary work to be completed before the Easter holiday. Karen made a motion to approve the estimate from Dibling Builders in the amount of \$1,544 to clean and reseal the rear deck of the clubhouse. Motion seconded by Dan. With all in favor, the motion passes.

Karen made a motion to approve the Valmik estimate of \$117,500 (from the 3 bids received) to replace the tile roofs of the Beach Club Complex. Motion seconded by Ron. Discussion. With all in favor, the motion passes.

Karen made a motion to approve the proposal of \$2,305 by York Environmental Services to dispose of hazardous materials. Motion seconded by Lynn. With all in favor, the motion passes.

**Covenant, Conditions, and Restrictions Report:** Covered by Lynn. Discussion about covenant preservation and renewal and the distribution method of the 60 pages to each homeowner. Lynn will get a legal opinion for options on distribution (60-page document).

**Amenities:** Ron made a motion to approve the proposal of \$5,100 from Liberty Fencing to repair fence posts on the tennis courts. Motion seconded by Karen. With all in favor, the motion passes.

Ron made a motion to appoint a committee to expand the "Peace Garden" plantings located on Tract C that can begin forming a landscaping plan after the deed is recorded. The committee members would be Carol Scott, Marilyn Bagdonas, Mary Ann Lemke and Barbara Dublin. Motion seconded by Karen. With all in favor, the motion passes.

With no further business to discuss a motion was made by Karen, seconded by Dan, to adjourn the meeting at 3:30pm. All were in favor.