

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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Minutes to the meeting of December 11th 2015

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, Dick Kirtley. A quorum was established.
- **Minutes from 10/23/15:** A motion was made by Dick Kirtley seconded by Steve Lieberman to accept the minutes as written. All were in favor.
- **Manager's Report/Financial:** Dan read the manager reports for the North Tract and WWTP.
- **WWTP/Maintenance Report:** Bill Clay reviewed the current operating status and LT projects and the highlights of the maintenance report.
- **Access Control:** Dan Brazzano reported that about half of the owners had responded to letters sent out concerning the new owner decals. Also Dan will be setting up meetings with various access control contractors to review current access control equipment.
- **President's Report:** John Barber mentioned that three letters were received from SC I, SC II, and Lakeside expressing their opinion that any future Associations being developed in the North Tract be members of MSOA. John mentioned that at a Special meeting of the Board which was attended by the Voting Members that a Litigation Committee had been formed consisting of the voting members. John mentioned that the Board approved a counter offer to the LR5J owners. A developer is willing to purchase the LR5J property however the lawsuit needs to be settled first. John distributed a map and photo of the area the developer is interested in developing which would consist of 110 homes. The developer will need the area presently occupied by perc pond three. The developer will build his own amenities such as a pool and tennis courts and is requiring their own access to the beach and ocean. Negotiations continue on what type of housing will be allowed to be developed on the lots. The Board is not in favor of any type of apartment, manufactured or high rise development. In addition any Association formed on the property would have to be a member of MSOA.
- **Landscape Report:** Dick Kirtley reviewed various landscape projects. Completed projects included landscaping of by the WWTP fence, tennis and bocce ball courts and the application of pine straw. Dick continues to work on the Littoral Zones in Lakeside and the Eastern Zone. In addition he is still working with various agencies in having the western preserve and the eastern preserve prepared for fire mitigation. Dick has addressed the issue of the gopher turtle nests with Landcare.
- **New Business:**
 1. **Association Resolutions:** Mentioned in President's Report.
 2. **Update on LR5-J:** Mentioned in President's Report.
 3. **Biometrics and Legacy Civil Engineers contract proposals:** Bill Clay reviewed the Biometrics Contract and John Barber reviewed the Legacy Contract. These contracts were for ongoing management of the WWTP once the work has been completed. After discussion there was no decision on either contract proposal. A possible third contractor may be sought. It was suggested that once a contractor is chosen that periodic reports be reviewed by the management company.

- **Old Business:**

1. **Update on Sea Colony Owner Request:** George Guiliano explained that after the Board waived the owner's late fees and interest the owner paid the remaining \$645 owed.
- 2.
3. **Beach Club Pool Deck Repair and Sealing:** Bill Clay reviewed a proposal from Jack Dibling for the repair of the pool deck border and the sealing of the pool deck. The costs are \$1,255 and \$2,229 respectively. A motion was made by Bill Clay seconded by Steve Lieberman to accept the two proposals. All were in favor.
4. **Rec center, Tennis Courts, Beach Club, Parking lot Lights:** Bill Clay presented two proposals from Palmetto Electric and Florida Bulb and Ballast to replace the tennis court lights, Beach Club parking lot lighting, Rec club parking lighting, and Rec Center flood lights. The Palmetto proposal was reviewed however the Blub and Ballast proposal was incomplete Therefore they will be brought up again at the next meeting.
5. **Beach Club Kitchen Project:** Bill Clay suggested that the Board look into rehabbing the Beach Club Kitchen since this was one of the long range planning projects. It was suggested that the Women's Club be consulted on the renovation and then RFP's be sent out to various contractors. Dan will follow up.

Other Business:

A presentation was made by Walt Hooker a SCIII owner suggesting that one of the Rec Center tennis courts be converted into two permanent Pickle Ball Courts. He presented two proposals one for \$8,000 and another for \$9,800. After some discussion the proposal was tabled for further consideration.

Bill Clay proposed that the Rec Center pool pump and chlorinator be replaced. The pool pump will cost \$1,295 from Blue Ribbon Pool. The chlorinator is yet to be priced. Bill Clay made a motion to purchase the pump and chlorinator. This was seconded by Dick Kirtley and all were in favor.

Adjournment: With no further business to discuss a motion was made by Dick Kirtley seconded by George Guiliano to adjourn at 2:45PM. All were in favor.

Steve Lieberman
Secretary