

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

Minutes to the Meeting of the Board of Directors September 28, 2018

- **Call to Order:** John Moreno called the meeting to order at 1:00PM
- **Proof of Notice:** Agenda properly posted.
- **Establish a Quorum:** MSOA Directors present were John Moreno, Karen Hegarty, Susan Thompson, David Sowers, Dan Lachenman and George Guiliano. A quorum of the MSOA Board was established. Parcel Presidents present were Frank Wiener, Meryl Frost, Pat McCue and Karen Hegarty. Yvette Gurick and Brit Masters were also present representing Leland Management.

AGENDA

- **Approval of the Meeting Minutes of 8/15/18 and 9/14/18**
 - 8/15/18 – Karen made a motion to accept the minutes as written. David was not in agreement. Karen rescinded her motion, Dan seconded the motion. All were in favor. David requested the 8/15/18 minutes be amended as follows:

First paragraph, second line, change '*original development meeting*' to '*10/31/16 development agreement*'.

Dan motioned to amend the minutes removing 'original' and replacing with '10/31/16'. David seconded the motion. With all in favor, the motion passed.
 - 9/14/18 – David made a motion to accept the minutes. Susan seconded the motion. With all in favor, motion passed.
- **Reports:**

Manager's Financial Report:

Yvette stated, at the close of August there was \$33,770.76 in the WWTP Operating Account and \$910,168.25 in the reserve accounts. \$12,925.93 is currently in receivable assessments and the prepaid assessments, \$37,114 in prepaid assessments and \$26,100 in deferred assessments. For the North Tract, at the close of August the Operating Account held \$88,214 with \$997,582 in reserves. Receivables are \$10,968 and \$68,855 in prepaid assessments.

Maintenance: Karen reviewed the Maintenance Report (see September 28, 2018 Maintenance report). She also mentioned that there was a vehicle accident that took down a part of the Lakeside North Entrance Wall. No one was reported hurt. It was reported to MSOA's insurance company and an adjuster would be out next week to examine it for a claim.

➤ Proposals:

1. Camera equipment repairs – Karen stated that a proposal had been submitted by Alden Contracting and Services in the amount of \$4,081.00 to supply and install weather-proof boxes, 4 port ethernet hubs and (2) DVRs at the unmanned gates. More detailed information has been requested from Alden to identify the mechanics of the system for a better understanding to qualify the expenditure. This will be tabled for further clarification.

2. Christmas decorations – Karen motioned to approve \$896.00 for holiday decorations. Susan seconded the motion. With all in favor, the motion passed.

WWTP: Karen reviewed the WWTP Report (see September 28, 2018 WWTP Report).

Landscape Maintenance: Karen reviewed the Landscape Maintenance Report (see September 28, 2018 Landscape Maintenance Report)

President's Report: John took everyone on his "Magical Mystery Tour" mentioning the various upgrades to the amenities that were accomplished this year. He thanked everyone with a hand in these projects for their hard work and effort put into bringing them to fruition, i.e., the beautiful Beach Club kitchen transformation, new clubhouse blinds (also replaced at Boat Club and Rec Center), new fans and lighting at the Beach Club, new fiber optic cable laid to all MSOA amenities, guardhouses and gates bringing high-speed internet to all amenities, cable tv at Rec Center & Boat Club (coming soon), and vast capabilities for our camera & gate systems. New brick pavers in the shower and stairway areas at the Beach Club. Desperately needed repairs and enhancements have been made at the Beach Club restrooms, i.e., new partitions, AIR CONDITIONING AND HEAT, porcelain floor tiles, freshly painted walls, with more improvements coming as money becomes available. John stated that Hurricane Irma and the Nor'easter took a major toll on the community but through the support of the board and its associates, MSOA was restored and beautiful again. He commented, to have gone through all of that and then come through with this year's additional achievements is remarkable.

Adjournment: With no further business to discuss the MSOA Board meeting was adjourned and the Annual Membership meeting began.

Brit Masters
MSOA Office Manager