

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

Minutes to the Meeting of the Board of Directors January 25, 2019

- **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 and George Guiliano. A quorum of the Board was established. Also present were Yvette Gurick and Brit Masters with Leland Management.

Approval of Minutes

12/07/18 Board Meeting: Ron motioned to accept the 12/07/18 meeting minutes. Lynn seconded the motion. All were in favor and the motion passed.

12/13/18 Special Mtg: Ron moved to approve the minutes of the 12/13/18 minutes. Lynn seconded the motion. With all in favor, the motion passed.

Reports

Financial Report: Yvette read the December financial reports for WWTP and NT.

WWTP Report: Karen gave the report for WWTP (see January 2019 WWTP Report).

Access Control: Karen gave a summary of some of the upgrades to access control that had been discussed with The Gate Store. She recommended postponing more in-depth discussion until The Gate Store revised their proposal for the RFID system. The bids from The Gate Store for loop repair and gate replacement at the Surf Club south gate were tabled until the next meeting.

Landscape: Karen reviewed the Landscape Report (see January 2019 Landscape Report).

Maintenance Report: Karen gave the Maintenance Report (see January 2019 Maintenance Report). She discussed the urgency to repair the deteriorating drip edge on some areas of the Beach Club roofs and presented a bid from Skyline Detailed Roofing in the amount of \$15,650.00. Karen motioned to approve the Skyline Detailed Roofing bid. Ron seconded the motion. With all in favor, the motion passed.

MRTA Preservation of Documents: Lynn moved to approve MRTA. Karen seconded his motion. All were in favor. Motion passed.

Amenities Report: Ron said his committee would overhaul plans to include pool amenities. The kayak racks were discussed. Ron moved to increase the kayak annual renewal fee to \$50 for a double and \$40 for single racks. Lynn seconded the motion. All were in favor and the motion passed.

Old Business

1. **Richmond Agreement:** Karen said that Richmond wanted a letter from MSOA stating that Richmond would not be held responsible for any past agreements they were not involved in. Richmond wants to pay any of their fees upfront to get them out of the way. Ron moved to authorize Karen to sign the agreement. Lynn seconded the motion. All were in favor and motion passed.

New Business

1. Dunes Restoration Update: Karen stated that she was going to meet with JC Marine to discuss plans for reconstructing the end of the SCIII walkover.
2. Dune Mats: Karen discussed the possible need for Mobi Mats due to the new height of the dunes at the end of the walkover.
3. Solar Panels: George discussed the solar program through FPL
4. New Director Voting Rules: The rules that were approved by the previous board were reviewed again for more clarification. A request from the ownership was made to change the voting rule to allow the proposed representative from Surf Club I be allowed to join the MSOA board. The Board did not agree that a change to the rule was warranted.

Adjournment: With no further business to discuss a motion was made by Ron, seconded by Karen, to adjourn at 3:17 PM. All were in favor.

Brit Masters
MSOA Management