

Matanzas Shores Owners Association

Minutes from the Annual Meeting and 2017 Proposed Budget Approval

September 23, 2016

The meeting was called to order by John Barber at 1:00PM. Parcel voters in attendance were Karen Hegarty, Bill Strawn, Bill Clay, Dennis Williamson for David Sowers, George Guiliano for Leo Blessing, Charles DeMartin, Dot Barber, and John Barber for North Commercial B. A quorum was established.

- **Approval of the Minutes of the annual meeting of October 2<sup>nd</sup> 2015:** A motion was made by Bill Clay seconded by Bill Strawn to accept the minutes of 10/2/15 as written. All were in favor.
- **Financial Report:** Dan Brazzano read the North Tract and WWTP financials as of August 31<sup>st</sup> 2016. Both were ahead of budget for the year.
- **Maintenance Report:** Bill Clay reviewed all completed NT and WWTP maintenance work done since the last owner's meeting to present. He also included all items to be considered over the coming budget year.
- **Access Control:** Dan Brazzano mentioned that the new camera system has been installed but there was a problem with the installation of the Wi-Fi system. He will be meeting with the contractor in the following week.
- **President's Report:** John Barber mentioned the settlement with LR5A and that we are awaiting a payment of \$150,000 as agreed. The Duval agreement continues to be reviewed for possible changes. Bill Strawn presented the Board with a letter from the Board of SCI explaining some objections they may have with the possible Duval agreement that will affect them. The potential problem is a walkway on the South side of their property. The kitchen project continues to progress. The cut sheets and meetings with potential contractors has taken place and an estimate is pending.
  
- **2017 Budget Approval:**
  1. **WWTP:** John Barber reviewed the 2017 proposed budget and the explained that with the LR5A settlement the budget numbers were reduced by the amounts shown for LR5A however the reduction in the budget was merely a wash and the remaining budget showed increases to reserves and some reduction in expenses. The quarterly assessment remained at \$66.00. A motion was made by Bill Clay, seconded by Karen Hegarty to approve the 2017 budget and all were in favor.
  2. **North Tract:** John Barber reviewed the 2017 proposed budget and explained that it too was reduced by the assessments owed by LR5A. In addition, expenses overall were reduced however additional reserves mostly in the Beach Club reserves were added. The monthly assessments were increased to \$97. A motion was made by Bill Strawn seconded by George Guiliano to approve the 2017 budget. There were eight votes for approval and one no vote from Bill Clay.

- **Election of Directors and results of balloting:** John Barber explained that there were two positions open for the MSOA Board from SC1 and Lakeside. Only one candidate sheet was received from John Moreno of Lakeside. John explained that since no second candidate sheet was received that the open position would be an appointment at a later date. He mentioned that Steve Lieberman of SCI consented to stay on the Board until a new member could be appointed.
- **New Business and General Membership meeting:** An owner mentioned that it appeared that both noise and a noxious odor was coming from the WWTP. It was thought that it may be coming from the Beach Haven development. John said it would be looked into.
- **Adjournment:** With no further business or owner discussions a motion was made by Karen Hegarty seconded by George Gulliano to adjourn at 1:40 PM. All were in favor.

Dan Brazzano LCAM, CMCA  
Association Manager