

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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Minutes to the meeting of May 26th 2017

- **Call to Order:** John Barber called the meeting to order at 1:00PM
- **Proof of Notice:** Agenda properly posted.
- **Establish a Quorum:** Directors present were John Barber, John Moreno, Bill Strawn, George Guiliano and Susan Thompson. A quorum was established.

Reports:

- **Change of date for the Annual Member's Meeting:** John Barber suggested that the date of the MSOA annual member's meeting be changed from September 22nd to September 29th to accommodate a Board member. With no objection, the Board agreed to change the date.
- **Approval of the Minutes of 3/24/17:** A motion was made by Bill Strawn seconded by George Guiliano to approve the minutes as written.
- **Manager's Report/Financial:** Dan reviewed the financials for the North Tract and the WWTP. Dan was asked to research the build-up of delinquencies in the WWTP and research the over budget in the sludge and operating expenses in the WWTP budget.
- **Maintenance Report:** John Moreno reviewed the items that have been completed thus far.
- **Sea Colony Letter to County WWTP:** George Guliano explained that he had received permission to allow the County, who is building restroom facilities for the park to hook into the Sea Colony lift station. That lift station belongs to MSOA. After receiving permission, a pressure control valve was found in the line which could be used instead of the lift station. The County will now have to approach MSOA with a plan to use the line and seek permission.
- **WWTP Report:** Dan read the report and was asked to look into the sludge removal charges and operating expenses.
- **SCIII Landscape Request:** Bill Strawn explained that east lawn property behind SCIII that belonged to MSOA needed landscape replacement due to the hurricane. He confirmed that irrigation was available in the area. Bill asked the Board consider a proposal for \$14,698 which includes sod and various palms and plantings. A motion was made by Bill seconded by John Moreno. All were in favor.
- **Landscape Report on projects and financial reconciliation:** John Moreno reviewed several proposals to remove the remaining dead landscaping, removal of trees, and estimates to replant sod and other new plant material. The total for all these proposals including the SCIII proposal is estimated to be \$120,865. John Barber reviewed a financial plan to pay for the landscape estimates proposed. using a combination of budget line items, excesses, and possible borrowing from excess funds in the WWTP operating account. There is a potential \$233,856 in available funds for the projects. A motion was made by Bill Strawn seconded by Sandra Thompson to approve the projects presented. All were in favor.
- **President's Report:** John Barber mentioned that the lake outflow and flapper were completed and that we received a check from Duvall to cover their part of the installation. He also mentioned that the wells for irrigation have been completed and the electrical work is being done. We expect that the irrigation will begin next week. Also, Duvall continues to survey the property and look into the engineering of the project. The property north of the Beach Club has been re-zoned to residential. Duval has not purchased the property as of yet.

Old Business:

- **Lake Modification:** Discussed during the President's report.
- **Well Report:** Discussed during the President's report.

New Business:

- **Proposal for resealing the pool deck:** A proposal from Jack Dibling to reseal the pool deck rear deck of the Beach club, install new stone behind the Beach Club, reseal the Rec Center and Boat Club. The total proposal was \$15,180. A motion was made by Bill Strawn seconded by John Moreno to approve the reseal of the Beach Club pool deck, rear of the Beach Club, Rec Center, and Boat Club at a cost of \$5,063. All were in favor.
- **Women's Club Sound System Proposal:** The Women's club requested a purchase of a new sound system for the Beach Club. They contacted two individuals who are Spectrum employees to do the work at a cost of \$1,300. The Board asked the Women's club to put their request in the form of a formal proposal and to hire contractors that are licensed and insured. John Barber suggested that MSOA may share the cost.
- **Letter of Appreciation:** John Barber read a letter of Appreciation written by Dick Kirtley commending Frank for his work in assisting with the preserve work and for his continued dedication to the maintenance work done for MSOA.

Adjournment: With no further business to discuss a motion was made by Bill Strawn seconded by John Moreno to adjourn at 2:30 PM. All were in favor.

Dan Brazzano LCAM, CMCA
Association Manager