

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

Minutes to the Board of Directors Meeting June 21, 2019

Call to Order: The Board President Karen Hegarty called the meeting to order at 1:00pm.

Proof of Notice: Agenda was properly posted.

Establish a Quorum: Directors present were Karen Hegarty, Lynn Frazey, Ron Wilson, Dan Lachenman and George Guiliano. Also present were Joe Estrada and Brit Masters with Leland Management.

Approval of Minutes: Ron made a motion to approve the May 24th 2019 BOD Meeting Minutes. Motion seconded by Lynn. With all in favor, the motion passes.

Reports

Manager's Reports: Joe read the June 2019 Managers reports for MSOA and WWTP.

President's Report: Karen reported two of the largest problems identified during May smoke test (sewer infiltration remediation), Surf Club I and Surf Club II, were repaired. Three properties in Lakeside need minor corrections and the owners have been contacted. Infiltration was found on the commercial lot adjacent to the Lakeside guard house which will be corrected shortly. The other problems were minor such as sewer caps and those are in the process of being addressed. There was a leaking release valve for the sewer main which was reported at the last meeting. It has been corrected once before that is continuing to leak. This valve will be replaced.

Terracon completed the abandonment of two wells that were on Richmond property line that had been damaged clearing for the silt fence. The fence repairs were completed at WWTP at the main plant with more repairs in process at PP1. Other maintenance items approved at last meeting, trimming and cutting of dying trees around the pond, may be delayed a couple of weeks due to contractor's availability during the busy season.

The composite sampling system was approved at the May meeting. The systems have come in and will be installed sometime soon. Cline reported that the sewer main as well as freshwater pipes in the development do not have insert valves in key intersections. This is how ITT developed it making potential breaks in the system hard to find. The waterline was sold off to the city but there was the same problem in both the water lines and sewer lines. We will be looking at requesting that the county do that work on the water lines and at some point, the sewer main as well. This will be reviewed during budgeting for 2020.

MSOA is still reviewing and considering the PBM proposal for the second clarifier. Our engineer did an excess plant capacity analysis draft, indicating that we have significant excess capacity. With flow rates declining as we continue to make the modifications to address infiltration, WWTP is in excellent shape. With this information in mind, and discussion at the last meeting to consider Beach Haven as a possibility, they will have 192 homes at buildout averaging 3 bedrooms per home. WWTP definitely has the capacity to support Beach Haven now and in the future. It would bring in additional funds that could be used to upgrade the plant and additional maintenance for the plant. The board is looking for reaction before

continuing the conversations any further. Should this go forward the board would seek discovery of any legal ramifications.

There was discussion with the board and the membership.

Pointing out, should the MSOA Board be in favor of adding Beach Haven, it would still require a Parcel vote for final approval, Karen motioned to approve continued discussions with Beach Haven, working on financials and taking the steps to move forward, only with the *consideration* of adding Beach Haven, at this time. Motion seconded by Dan. Motion passes 4-1. Lynn voted no.

Sea Colony: George reported on Sea Colony's road paving project where they will be required to add an inch of asphalt which will necessitate some of the sewer caps to be raised.

Landscaping Report: Covered by Karen. (see June 2019 Landscape Report) Cline Construction will work with Landcare in regard to irrigation concerns along San Juan Drive during construction of Los Lagos.

Landcare Proposal: Karen made a motion to approve \$2,956 for Landcare to cleanup of the Northwest Entrance to be charged to NT 6560 Landscape Replacement/Enhancements. Motion seconded by Ron. With all in favor, the motion passes.

Karen made a motion to approve \$3,090 for Landcare for replanting around the WWTP fence to be charged to GL WWTP 7020 (Lawn/Pond Maintenance). Motion seconded by Ron. Discussion. With all in favor, the motion passes.

Karen motioned to approve plantings around the Rec Center fence by Landcare for \$520. Motion seconded by Ron. With all in favor, the motion passes. (NT 6560)

Karen made a motion to approve entrance color beds by Landcare for \$3,080. Motion seconded by Ron. With all in favor, the motion passes. (NT 6560)

Maintenance Report: Karen reviewed the maintenance report. (see June 2019 Maintenance Report)

Clean & Reseal Proposals: Ron made a motion to approve \$563.07 to clean and reseal the Boat Club and \$563.07 to clean and reseal the Rec Center. Motion seconded by Karen. With all in favor, the motion passes. Boat Club to be charged to 3240 GL and Rec Center to be charged to 3335 GL.

Blinds Proposal: Karen made a motion to approve the \$4,199.75 quote for blinds installation by Blinds by Jason. Motion seconded by Lynn. With all in favor, the motion passes. (NT 3140)

Document Rewrite: Updates provided by Lynn. Lynn is working with Jim Roche of McCabe & Ronsman.

Amenities: Ron provided an amenities update. 31 kayak renters have not paid yet. 20 racks are still available. 5 people have accepted the rental. 64 names total are on the waiting list. Other bid projects in progress are rebuilding of the tennis and pickleball courts. 3 companies have submitted bids. Standards are much different then they were thirty years ago.

Ron made a motion to approve \$73,683 for Advantage Courts LLC to repair courts. Motion seconded by Dan. With all in favor, the motion passes. \$13,943 from GL NT 3306 (Tennis Court Reserve) and \$21,057 from GL NT 6790 (General Repairs/Maintenance)

New Business: Karen spoke about access control; how to better control tenants, guests, multiple cars attached to one tenant, etc. Ron made a motion to not provide passes to renters who do not provide the necessary information on the appropriate paperwork- to be effective beginning 7/31. Communication needs to be sent out to parcel presidents and their respective property managers. Motion seconded by Karen. With all in favor, the motion passes.

Karen spoke about the availability of CPR and AED training sessions.

There will be no July Meeting. The next meetings will be the August Budget Workshop Meetings and Budget Adoption Meeting also in August.

Adjournment: With there being no further business to discuss, Dan made a motion to adjourn the meeting. Motion seconded by George. With all in favor, the motion passes. Meeting adjourned at 2:51 pm.