

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

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Minutes to the meeting of October 23rd 2015

Call to Order: John Barber called the meeting to order at 1:00PM

- **Proof of Notice:** Agenda properly posted.
- **Quorum:** John Barber, Bill Clay, George Guiliano, Steve Lieberman, Dick Kirtley. A quorum was established.
- **Minutes from August 28th 2015:** A motion was made by Bill Clay seconded by George Guiliano to accept the minutes as written. All were in favor.
- **Minutes from October 2nd 2015:** A motion was made by Steve Lieberman seconded by George Guiliano to accept the minutes as written. All were in favor.
- **Manager's Report/Financial:** Dan read the manager reports for the North Tract and WWTP. Bill Clay made a motion to move the WWTP Capital Contribution account in the amount of \$38,977 to the WWTP reserves. This was seconded by George Guiliano and all were in favor. Dan was asked to look into the delinquencies being worked on by the Jackson Law Group.
- **WWTP/Maintenance Report:** Bill Clay reviewed the current operating status and LT projects and the highlights of the maintenance report.
- **President's Report:** John Barber read a review of the LR5J lawsuit and read a proposal from Duval Realty Trust LLC. Duval is interested in purchasing the LR5J property and developing it into residential housing. John explained that there are many aspects of their offer to discuss and agree upon and any agreement will hinge on MSOA settling the LR5J lawsuit. A special board meeting with the Association attorney will be held.

New Business:

- **Maintenance and Landscape Planning Report:** A maintenance and landscape report was reviewed. The report will be an ongoing planning document that will identify projects by priority, timing, cost and funds availability. Among projects identified for 2016 and 2017 there were five landscape projects that could be done this year (2015) with unused funds in the landscape enhancement operating account. The projects are landscaping by the Lakeside, Las Brisas north gate, scrub jay trimming, second application of the pine straw, tennis court entry upgrade, and the WWTP entrance and fence. Steve Lieberman confirmed that the landscape maintenance budget had \$18,000 that would be available for these projects. A motion was made by Bill Clay to approve the projects discussed up to a cost of \$18,000. This was seconded by George Guiliano and all were in favor. In addition Bill Clay mentioned that a Committee should be put together to review the entire upgrade of the access control systems which would include new camera and surveillance equipment.
- **Sea Colony WWTP Delinquency:** George Guiliano explained the delinquency circumstances of a Sea Colony owner whose WWTP special assessment payment was delayed causing a delinquency and collection and other fees totaling \$969. After some discussion a motion was made by George Guiliano to waive the entire \$969 this was seconded by John Barber and additional discussion ensued. The motion received one vote and did not pass. A second motion made by George Guliano to waive late fees and interest of \$324 was made. This was seconded by John Barber and all were in favor. George will discuss the remaining \$645 of the delinquency with the owner.
- **Cutting of the scrub jay preserve, area behind Las Brisas, and landscape trimming at the East pond in front of the Surf Clubs:** Dick Kirtley will follow up on these projects.

- **Investigation of pump maintenance on main irrigation pump intake lines:** Bill Clay mentioned he was waiting on the new pumps.

Old Business:

- **Approval of Access Control Procedures:** Dan presented the procedure. A motion was made by Bill Clay seconded by Steve Lieberman to approve the procedure with the addition that only tenants with at least a one year lease will be given a decal. All were in favor.
- **Status of the Bocce Ball Court:** John reported that the concrete was poured and that the landscaping would be installed. Bill Clay mentioned that they will consider installing benches for the court and he believed that there will be enough to cover them in the donated funds.

Other Business:

- **Letter from Lakeside Owner:** The letter addressed a blue dye that would be put in the Lakeside lakes to reduce algae growth. The concern was for the environmental safety of the dye. John had material given him that explained the chemical makeup of the dye and that it was approved by the EPA for safe use.
- **Christmas Lights Replacement:** Bill asked for \$500 to purchase Christmas lights. The Board agreed.
- **Disposal of abandoned kayak:** Bill explained that there was an abandoned kayak being stored at the WWTP. It was agreed to donate it to the annual Whale of a Sale.

Adjournment:

With no further business to be discussed a motion was made by Steve Lieberman seconded by Bill Clay to adjourn at 3:05 PM. All were in favor.

Steve Lieberman
Secretary/Treasurer