

MATANZAS SHORES OWNERS' ASSOCIATION, INC.

1 Armand Beach Drive, Ste. 1
Palm Coast, FL 32137
Telephone 386-693-1650
dbrazzano@lelandmanagement.com

Minutes to the meeting of January 29th 2016

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 12/11/15:** A motion was made by Steve Lieberman seconded by Dick Kirtley 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.
- **WWTP/Maintenance Report:** Bill Clay reviewed the current operating status and LT projects and the highlights of the maintenance report. The WWTP is substantially complete. We are waiting for a proposal to replace the reuse water system. Various maintenance projects were worked on including the replacement of the failed pump at the Rec Center pool.
- **Access Control:** Dan Brazzano reported that he Bill and Frank met with two contractors to review the upgrade, replacement, or repair needs of the access control equipment. Once the estimates are received a presentation to the Board will be made.
- **Landscape Report:** Dick Kirtley reviewed various landscape projects. Dick reported that two dog waste stations were installed at Lakeside and he will be looking to install two new ones in front of SCI and SCII. The Fire Mitigation work at the West Preserve will be done at no cost to the Association. Dick will set up a meeting. The East Preserve is still being discussed. The cost of the Lakeside littoral zone trimming will come in under budget leaving enough funds to do the east side of the Surf Club lake as well. Dick made a motion to use the \$18,000 littoral zone budget to do both lakes. This was seconded by Steve and all were in favor.
- **President's Report:** John deferred his report to the LR5-J report later in the agenda.

New Business:

- **Ladies Club Announcements:** Dan read two letters from the Women's Club. The first asking to replace the old clubhouse Christmas tree. However a substitute tree had been already donated. The second letter was asking permission to use the Boat Club to store items for their annual sale to benefit the Flagler County Schools. Last year two student scholarships were donated. The Board agreed to allow them to store their items.

Old Business:

- **Review of Lighting Proposal:** Dan presented two proposals to replace the Rec Center Tennis Court lights, Rec Center parking lot lights and the Beach Club parking lot lights. The Palmetto estimate was \$12,634 while the Florida Blub estimate was \$17,191. A motion was made by Bill Clay seconded by Steve Lieberman to accept the Palmetto proposal. All were in favor.
- **Update on Beach Club kitchen upgrade:** Dan reported that the Women's club submitted their proposal for the upgrading of the Beach Club kitchen. The next step will be to invite in a contractor to get an idea of the cost of the proposed improvements.

- **Pickle Ball Court Update:** At the last Board meeting a proposal was made to convert one of the tennis courts into a pickle ball court. The estimated cost was \$8,000. Steve Lieberman suggested that the cost to convert the court to pickle ball could come from the tennis court resurface reserve fund. The fund presently had \$8,600 in it and the need for resurfacing the courts was some years away. Steve also mentioned that some reserve accounts were over funded and perhaps some of these reserves should be looked at so as to free funds up to be used for more immediate projects. Changes to the reserves would have to be voted on by the voting members. John asked that this be looked into. A motion was made by Bill Clay seconded by Steve Lieberman to approve the pickle ball project by using funds from the tennis court resurfacing reserve. All were in favor.

LR5-JV Settlement: John explained the present situation with the law suit. The Association has the opportunity to settle the lawsuit and receive \$150,000 up front with another \$75,000 when the SN parcel is sold and an additional \$75,000 when the NN parcel is sold. John explained that as part of the settlement that modifications to the Declaration will need to be made. Steve Lieberman made a motion seconded by George Guiliano for the board to approve the draft LR5J settlement agreement as drafted by Jackson Law Group and to direct Jackson Law to draft the necessary amendment. After much discussion a vote was taken: Steve Lieberman voted yes, Dick Kirtley voted yes, John Barber voted yes, George Guiliano voted yes, Bill Clay voted no. The motioned passed.

Adjournment: With no further business to discuss a motion was made by Dick Kirtley seconded by Steve Lieberman to adjourn at 3:00 PM. All were in favor.

Steve Lieberman
Secretary