

MATANZAS SHORES OWNERS' ASSOCIATION, INC.
Minutes of Special Meeting of Board of Directors

March 8, 2019

- **Call to Order:** Karen called the meeting to order at 1:00 PM
- **Proof of Notice:** Agenda was properly posted
- **Establish a Quorum:** Directors present were Karen Hegarty, Lynn Frazey, Ron Wilson and Dan Lachenman. George Guiliano was absent. A quorum of the Board was established. Also present were Yvette Gurick and Brit Masters with Leland Management.

AGENDA

While awaiting the arrival of The Gate Store rep, the board agreed to talk about "New Business".

- **New Business**
 1. Approval of estimate for replacement of gate loops at the Surf Club south exit gate. Ron moved to accept the proposal from The Gate Store in the amount of \$1,120 to replace the loops. Dan seconded Ron's motion. With all in favor, the motion passed.
 2. Approval of estimate for replacement of the deteriorating Surf Club south exit gate and posts. Ron motioned to accept the proposal from The Gate Store in the amount of \$7,860 to replace the gate and posts at the Surf Club south exit gate. With a second from Dan and all in favor, the motion passed.
 3. Approval of estimate for relocation of pool chemical containers at the Rec Center – Ron moved to accept the estimate from Blue Ribbon Pools in the amount of \$995. Dan seconded the motion. All were in favor and the motion passed.
 4. Lynn had questions about the discussion of the proration of funds for the pool amenity in the Richmond letter and wanted it noted that the Duval Group will ensure that MSOA is paid \$200,000 in total toward the development of a new pool amenity. He also wanted it noted that the land we know as Tract C on the Las Casitas parcel will be deeded to MSOA on final filing of the Plat for Las Casitas.
- **Board Discussion – Access Control**
 1. Improvement of the Gate System – Karen spoke about the possibilities of installing an RFID gate system to help ease congestion on the resident side of the Surf Club gate and other upgrades that could be beneficial to owners and residents of Matanzas Shores. The Board agreed that Surf Club South Gate would remain an "Exit Only" gate. She gave the floor to The Gate Store rep, Daniel, to explain the aspects of the upgrades and to take questions from the audience members. He stated that the current equipment and program is outdated with parts becoming harder to get for the old system. Daniel explained the new equipment and program would be owned by MSOA, the database could be managed onsite adding and removing codes for new owners and previous owners respectively, battery backup and ability to have a camera attached to the call box so owners could see visitors and video could be store for a time in the event is was needed. After a lively debate, Daniel reviewed the two current proposal options, (3) systems \$61,000 and (2) systems \$52,000.
 2. Temporary Gate San Juan Drive – Karen explained that the temporary gate was being installed as a barrier between the construction site and the occupied neighborhoods of Las Brisas and Lakeside. This gate is paid for by the developer. She stated there would be a 4-digit code made available to all residents. Further, she said the main gate off of A1A would continue to function the same with no changes providing access control to all MSOA residents and their guests.

Adjournment: With no further business to discuss Dan moved to adjourn. With a second from Ron and all in favor, the meeting adjourned at 3:17 PM.

Brit Masters
MSOA Management