

Matanzas Shores Owners' Association, Inc.
December 2017 Maintenance Report

Cleaning service is now down to 3 days per week. Janitorial duties are performed in house (Frank) on Tuesday, Thursday and Saturday. Although pool use is now limited due to the cooler weather, routine daily maintenance is still required to keep pool chemicals stabilized and pool clean.

Key Items Since Last Report:

1. The main focus this month has been the modification of a small utility trailer to accommodate a generator that can be safely operated in the rain. This task involved the purchase of .063 aluminum diamond plate sheet metal. A trip to Daytona was needed to purchase this material. This has been a very time-consuming project involving bending, riveting and fabrication of removable cover that allows adequate ventilation. The generator is designed to be run in the open and is air-cooled. Given the high cost of a purpose-built generator trailer this effort seems worth it.
2. Cleaned sign columns at San Jose and San Rafael, San Juan and San Jose, and the entrance to the boat club road. All are getting to the point of need for replacement, or at the minimum, painting.
3. Met with Breakers Electric to discuss boat dock electrical repairs and obtain a proposal.
4. Continue to work on various lighting issues throughout the community. Some still have wiring issues. This is a work in progress.
5. Brit and Frank dealt with high water bill with the City of Palm Coast. Made a trip to the utility company. Hopefully this has been resolved. As of this time have not received an adjustment to the bill. The utility company billed MSOA for 2 million gallons of water out of one meter (San Luis, PP2) and a bill of over \$12,000. We have a photo that indicates the meter was read incorrectly.
6. Returned microphone system for a refund. Brit and Frank researched for a replacement system within the allotted budget. Waiting on delivery.
7. Met with Maritime Construction about boat dock repair and some logistical issues regarding material deliveries.
8. Reviewed some WWTP issues with operator and Karen Hegarty.
9. Discussed tennis court fence repairs with Flagler Fence. Although new poles are same size as existing poles, they have a thicker wall to improve strength.
10. Surf Club visitor gate was malfunctioning. Replaced Beach Club guardhouse gate control wiring and replaced two switches that open and close the gate.
11. Had Landcare check leak under Lakeside North gate roadway. MSOA accepted a proposal from SnG Paving to excavate roadway to allow Landcare to repair pipes and place extra sleeves underground for irrigation. This needs to be coordinated so that both Landcare and SnG will be on site at the same time. We are waiting on SnG for dates they are available.
12. Made contact with AT&T about condition of communication building north of Lakeside property on A1A. Have not heard back. Will make another attempt.
13. Called in several street lights that are damaged or not working. Waiting on FPL.
14. Repaired defective time clock that controls Beach Club lighting.
15. Tested all lake levels with Mike Dunworth. Using a transit, he was able to determine that lake levels are equal indicating the connecting pipes are functioning. MSOA has accepted a proposal from Kuhar Surveying to install two permanent lake gauges. One on the east side of A1A and one on the west side of A1A. Consideration is being given to add additional lake gauges.