

## **Matanzas Shores Owners' Association Maintenance Report**

**June 5, 2020**

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Items completed in the last few months are noted in the sections below. Significant time was spent (and will continue to be spent) identifying and implementing precautions for the use of our amenities as a result of the COVID-19 virus.

Our focus for the next few weeks is on the much-needed refurbishment of the guard house on the beach side.

### Guardhouses & Gates

- A new safety loop was put in at the Surfview guard gate.
- The San Juan Entry Gate was replaced.
- A battery was replaced at the San Juan Gate.
- Windows and shades were replaced at both guard houses.
- Work on the refurbishment of the Surfview guard house is underway and expected to be completed by June 15<sup>th</sup>. This includes replacement of interior walls, ceiling, cabinets, electric, plumbing, bathroom, flooring, lighting and exterior painting.

### Beach Club

- The Beach Club windows were replaced. Exterior plastering and painting around the windows is in process. Window guards on the upper windows in the rear of the club house will be replaced once that work is done.
- The Beach Club doors were repaired and locks replaced.
- All pool deck columns were painted.
- Doors were repainted.
- The entire pool deck and gazebo areas have been power-washed periodically. Spraying for spiders and Critter Ridder is on-going.
- A new cabinet was placed in the library which is growing as a result of COVID-19 book reading.

### Boat Club

- A screen door was repaired.
- The dock and gazebo area wood were treated with Seal Once, an Eco-Friendly product to preserve it. This sealing will need to be redone every 2-3 years. Note: There may be a stickiness on the dock as prior treatment with oil comes to the surface; it will dissipate.

### Rec Center

- The irrigation pump was moved behind the rec center, with a fence installed around it.
- A cabinet was placed in the fenced area behind the rec center to hold the sports equipment, eliminating the need for anyone to enter the kitchen area while it is being reconstructed.
- Destruction activities started in the kitchen area, knocking out one wall as agreed in the February board meeting. Work on the kitchen will resume when the guard house work is completed.
- Fence repairs were made to the rec center following a micro burst of high winds. Some screens were removed and rehung by volunteers after fence repairs were completed.

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**Other**

- The dune walkovers at the Beach Club and Surf Club III were treated with Swedish Oil. This should not need to be done again for 2-3 years.
- The Air Conditioning unit at the Waste Water Treatment Plant office was replaced with a PTAC unit.
- A second office area was set up in the loft at the Beach Club.

**Next priorities:**

- Clear debris from 2 Lake drain pipes.
- Investigate and install a tankless water heater at the Beach Club Pool. (Approval on cost needed)
- Clean-up wiring at the San Carlos guard house.
- Install sea level measurement gages in the ponds at Las Casitas and Los Lagos. (Approval on cost needed)
- Install safety fencing around the storm drain in front of the rec center (MSOA) and at the intersection of Santa Rosa Blvd (Cline).
- Complete interior changes to the Rec Center.
- Install new lighting at the tennis courts. (Approval on cost needed)
- Paint boat club cabinets and install new lighting

**Approvals Requested:**

- Tankless Water Heater for Beach Club Pool
- Installation of Sea Level Gages at Las Casitas and Los Lagos ponds
- Tennis Court Lighting repairs