

**Matanzas Shores Owners' Association, Inc.**  
January 2018 Maintenance Report

This report does not include numerous small activities such as cleaning, meeting setups, etc.

**Key Items Since Last Report:**

1. Assisted Landcare with repair of irrigation pipes under San Juan Drive at North Lakeside gate. Placed (3) extra pipes under road for future use.
2. SnG Paving completed road repairs after irrigation pipes were repaired.
3. Detected leak in Rec Center pool. Blue Ribbon Pools (Pool contractor) has been advised. Now waiting on an estimate for repairs.
4. Blue Ribbon Pools also will provide a proposal for replacement of underwater pool lights. This will be for conversion to LED fixtures. It also may require new transformers.
5. (2) staff gauges were placed in the west lake for comparing levels to east lake. This was done by Kuhar Surveying.
6. East lake post should be set in lake on January 23, 2018. We will then be waiting for Kuhar Surveying to place another staff gauge.
7. Made temporary repair to Beach Club rear guard house door damaged by wind. Will evaluate if a new door will be needed.
8. Reset Lakeside north gate several times. Cold weather prevents gate from opening properly and results in gate getting stuck halfway open.
9. All Christmas decorations and lights were installed. Discussion about purchase of new decorations took place and will be followed up later in the year.
10. All Christmas decorations were taken down and stored. The install and removal take approximately one week of time.
11. Tennis court fence has been repaired (Flagler Fence).
12. Breakers Electric replaced fiberglass light pole damaged by Hurricane Irma at the Beach Club parking lot. The (3) other light fixtures on the other fiberglass poles have been retro fitted with LED bulbs.
13. Continuing to work on community light issues. Most have been repaired but there are still others that may require an electrician.
14. We've had multiple meetings regarding maintenance issues. A list has been established to prioritize work to be done.
15. Electrical service and lighting has been repaired and (2) light fixtures were changed out on the portions of the dock that were replaced.