

**Matanzas Shores Owners Association  
President's Report – December 6, 2019**

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**December Updates:**

Holiday travel schedules, vendor availability and celebration activities tend to slow things down at this time of year, so some of the items reported last month are still in process and reports and any policy changes should be available for discussion in the January meeting.

**Las Casitas and Los Lagos Development**

Final curbing work for Las Casitas is being completed now with blacktop to follow by Christmas. The berm near perc pond 2 will be raised by a foot after that. Specific dates for the berm changes will be firmed up in the next few weeks.

Final curb work is being completed now on the northerly parcel for Los Lagos. Blacktop will be completed by end of January and the southerly parcel will be a couple weeks behind to bringing it to the same point.

Sales activities for both developments are underway. Las Casitas has about 20 sales so far and is waiting on permits from Flagler County to start building the first homes. Buildout for each home is expected to take about 3 months, so they may start closing on homes as early as February.

**Administration and Finances**

In the last report I noted that the Board is evaluating and documenting current collection processes. Meetings have been set up to continue that process over the next few weeks.

The MSOA office continues to be questioned by real estate rental agents regarding access to the property. MSOA is responsible to make sure that we know who is on our property and that they are authorized to be here. That information should be provided to the office in advance by the individual associations so the blue passes will be available. The individual associations should also be the recipients of any calls from rental agents.

A preliminary review of the association document changes the committee has been working on took place with legal counsel and that information has been disseminated to the committee for review and comment.

Updates on a proposed Smoking Policy will be provided in the January meeting. Thank you to all our owners who shared their opinions in the November board meeting.

**Landscape**

Dead or dying shrubs were removed from the WWTP fence area. These will not be replaced until salinity levels are low enough to support new plantings. Water samples have been retaken from the pond and results are expected to be available late next week. The table showing prior samples is carried over again here for reference.

AREA	DATE	DATE
	7/10/18	10/21/19
West Lake	5.22	10.33
East Lake	3.66	9.07

**Matanzas Shores Owners Association  
President's Report – December 6, 2019**

---

Beach Club (well)		14.09
Rec Center (well)	7.14	14.79
Surf Club 2 (well)	7.64	16.57
MSOA WELLS	7.29	

The cedar trees beside the rec center pool, which had leaned after hurricane Dorian were staked. Two trees that were falling into the rec center pool motor fence area were removed.

Pine straw will be placed throughout the community in the next few weeks.

Work to move the irrigation pump and expansion tank out of the rec center building is being planned.

### **Maintenance Activities**

Serv-Pro completed the clean-up of the rec center rooms following the flooding caused by a break in the expansion tank for the irrigation pump. The meeting room and kitchen have not been reconstructed yet. We are looking at how to best repair them with an eye on future use of those rooms.

The Beach Club house has been power-washed again. Christmas lights and wreathes have been put up around the property. (Thank you to all volunteers for your help with that effort).

The air handler and condensing units for the air conditioning system at the Beach Club were **both** replaced.

We are continuing to identify contractors and time requirements to refurbish the guard houses in the first quarter of 2020. Window replacement was approved at the last board meeting and the windows ordered. Dave has been attempting to identify plumbing and sheet rock contractors that can commit to a schedule (at the right cost) to do that work.

The Beach Club and Rec Center pools will be closed for the last two weeks of January as we use that time to:

- Re-strap all pool furniture
- Acid wash the pools – The proposals for this work are expected to be approved in this meeting
- Resurface pool decks where needed
- Complete any other minor maintenance issues on the pools

Gaps in proposals for all of this work are being requested so we can have the work done during the slower/colder season.

Fire inspections were completed across the property (alarm systems, fire extinguishers, SOS gate systems and Knox box keys and emergency information). Keys to all electric rooms across the property were standardized. An alarm repair is needed at the Rec Center due to water damage from the leak. Alarm Pro will be making those repairs.

Approval was given to replace the broken P-Tac heating and A/C system in the East guardhouse.

The soffit and fascia on the Beach Club was repaired following damage created by hurricane Dorian.

Priorities for the next few months are:

**Matanzas Shores Owners Association  
President's Report – December 6, 2019**

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- Completing all planned work at the Beach Club including the work on the pool described above, as well as painting Beach Club columns and railings
- Planning and getting materials and contractors lined up to refurbish the guard houses.
- Painting and repairs to the rec center to make the meeting room and kitchen area operational – including repair or replacement of the water fountain.

**Waste Water Treatment Plant**

Engineering was completed and permits were filed with the DEP to construct the sewer main from the Beach Haven lift station into the headworks at our plant, in anticipation of providing sewage treatment to Beach Haven. **NOTE: *No work will be started if and until it is approved*** by a vote of the parcel presidents. There will be no vote until MSOA document changes are first completed and the contract developed for parcel approval (of both).

The plant is operating well. The daily average flow for October was .067 mgd. There were 2 sludge hauls in November for approximately 6000 gallons in each. The 30-day settlement average was 65%. The clarifier sludge judge reading was 1 foot.

The connection of the restrooms at Bay Park to the Sea Colony lift station was completed.

The only item on the repair list to be done at this time is a repair to the influent structure near the bar screen. That area has been pressure washed to prepare for repair and painting. Routine clean-out of the lift stations will be scheduled for January.

The annual contract for maintenance of the generator was signed.

**Storm Water Drainage and Related Issues**

Funding was approved by the county on plans to create an Erosion Control Line that includes the 12 miles North of Flagler Beach.

A draft of the engineer's evaluation of the Storm Drainage systems at Matanzas Shores was reviewed and is being finalized. Details will be provided at the meeting in January if the final report is received prior to it.