

Matanzas Shores Owners' Association Maintenance Report December 7, 2018

The maintenance report will continue to review the shorter-term items within the common areas that need repair or minor enhancement. Bigger items that enhance or modify our amenities will be addressed separately.

Key Items Completed or Started Since Last Report:

Work continued intermittently on the Beach Club renovations as the approved (October meeting) items were delivered/purchased and around the other more immediate items that required priority action.

Guardhouses & Gates

- Repaired electrical wiring at the Lakeside north gate wall lighting caused by buried junction box full of water.
- Completed the repair to the electrical box Beach Club south gate.
- Replaced multiple light bulbs for neighborhood lighting.
- Light fixtures were replaced in the guardhouses.

Beach Club

- The new counter top and sinks were installed in the ladies' room. Plumbing was reconfigured for the new sinks. Mirrors were removed pending installation of the shiplap on that wall. New fixtures will continue to be installed as the work on the ladies' room is completed.
- The beach club buildings were power-washed.
- The new beach club balcony furniture was placed.

Boat Club

- The boat club road was regraded.
- Strapping replacement on one of the dock pilings was attempted but high tide prohibited completing it.

Miscellaneous

- Located a sprinkler leak at the Surf Club Gate box. The circuit board may need to be replaced.
- Frank met with Perry's Pumps to prepare to switch back to lake water for irrigation.
- Holiday decorations and lighting were put up. (Thank you, Dick Doyle, for your help)
- Tested the electricity to the rec center pool pump. Filter grids and motors were replaced.
- All walkovers were checked for loose deck boards and bolts.
- Replaced lights at the rec center with LED corn-cob bulbs.

Next priorities:

- Complete all beach club work
- Oversee Perry's Pumps and complete the switch of irrigation from the wells to the lakes
- Review the minor repair items at the rec center and order replacements (i.e. shuffle board bumpers) or plan remediation.
- Engage Stay Hard Concrete to repair the wall at the Lakeside North Entrance.

Approvals Requested:

Capping of the 2 wells currently used for irrigation (Schmidts' Wells)

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Priority 1 items on the "repair" list

Where on the Property	What Needs to be Done	Priority	Status
Beach Club Deck	All Columns need to be repaired and repainted *LT	1	In Process 05/2018 10/11 - continue as time permits
Beach Club Deck	Paint is blistering in the concrete where the lattice is	1	In Process 10/11 Continue as Time Permits
Beach Club Deck	Black Railings need to be painted	1	10/11 continue as time permits
Boat Club Road	Grading of the Road needs to be done periodically- NEEDS grading, not just smoothing	1	Approved 10/28 In Process 12/5/2018
Tennis Courts	Repair the crack going across the courts the next time they are resurfaced	1	Do patching now and Plan resurfacing for future
General	cap the 2 existing 4 inch irrigation wells along A1A and convert the irrigation back to the original pump station supplied by the retention pond. Schmidt Well Drilling noted the steps as: remove the drop pipe and submersible pumps from both wells, dispose of the drop pipe and store the 5hp submersible pumps on site (recommended in the pump house for future use). The recommended budget for the work is \$1,500.00	1	Seek Approval at 12/7 meeting
Rec Center	bumper on shuffle board courts	1	