

**Matanzas Shores Owners' Association Maintenance Report**  
**March 2018**

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This report does not include numerous small activities such as cleaning, meeting setups, etc. The majority of time used during this report's timeframe was dedicated to WWTP. For information see WWTP report.

Key Items Since Last Report:

1. Repaired wiring to entry wall lighting. Dug up all electrical boxes to enable Breakers Electric to finish repairs.
2. Replaced (8) entry wall lights with bright LED fixtures.
3. Replaced (8) broken tiles on the Beach Club stairs.
4. Removed AC filters that dropped into the AC return. Had Arctic Breeze make a service call to correct the problem; filter issue.
5. The irrigation shed was painted and the pump motors were turned on indicating they **could** be put back into service if/when a decision was made to do so.
6. The leak in the rec center pool was fixed and LED light replacement was done.
7. Had meeting with Landcare about clearing swales on San Pedro and San Carlos.
8. Repaired/replaced/painted fence around pool chemicals at the Beach Club and Rec Center.
9. The Bike trail sidewalk was repaired behind San Diego Lane.
10. Assisted fire alarm company with testing of fire alarm systems, smoke detectors and heat sensors. Locations: Beach Club, Rec Center and Boat Club.
11. Beach Club kitchen roll up door required a new seal. Unable to find proper seal. Job was referred to contractor and seal was replaced. Will require small change when kitchen cabinets are replaced.
12. Picked up new signs and placed handicap signs and posts at the Beach Club. No Fire sign at the Boat Club and No Household Trash and Hazardous Waste at the Rec Center. Will replace (2) private property signs on the boat dock when time permits.
13. An additional staff gauge was added to the new staff gauge on the east lake. This required wading into the water in order to reach the post. At the time the first gauge was placed the water level was too high to reach.
14. Power failure light will be replaced at the Lakeside guardhouse.
15. Electrical service and lighting has been repaired and (2) light fixtures (LED) were placed on the replaced portions of the dock.
16. Fast Dry was contacted to come and evaluate the tennis courts. They will do that next time they are in this area.

Next priorities:

1. Rec Center - building will be pressure washed and stucco repaired as needed. Soffit fascia will also be repaired as needed. The pool deck will be pressured wash and recoated.
2. Walkovers (to the beach) from the Beach Club and SurfClub III will be resealed with Swedish Oil.
3. All beach club deck projects and repairs as noted below are planned to be completed in Q2, pending receipt and approval of needed estimates and barring other priority items

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that arise. (If estimates are not fully in for the bathrooms for 3/23 meeting, either a special board meeting will be scheduled, or approval will be sought by consent order)

Project	Priority*	Timing
Beach Club Bathroom Upgrade: Replace stalls (make handicapped accessible), Replace toilets and urinals (lower one), replace sinks, replace flooring, wall tiles, painting (ceiling), replace baseboards, replace mirrors add/replace lighting, replace exterior doors, install heat and AC)	1	Q2-2018
Beach Club Shower Tile Replacements	1	Q2-2018
Beach Club Deck Column Repair and Repaint	1	Q2-2018
Beach Club Deck Lattice Painting	1	Q2-2018
Beach Club Stair Tile Replacement	1	Q2-2018
Beach Club Lantern Lights	1	Q2-2018

Other:

- Colis has not completed all the work expected yet. The work will be reviewed with Frank when they come back, so we can confirm that all work was completed as intended. (Roof Replacement budget will be reviewed for 2019)
- Atlantic Fence will install the privacy fence at the WWTP as soon as the materials come in.
- Lake salinity is too high for fish at this point. (Close to 7)
- A new volley ball net was ordered.
- 6 Parking stops will be replaced at the rec center.
- Additional follow-up with FPL regarding the lights on San Juan Drive.

Items to be Discussed and Approved:

- Privacy fence at the Rec Center similar to the fence to be installed at the WWTP
- Approval for the Bear-proof trash cans
- Proposal for new Beach Club blinds and insulation liner for the roll-up door.
- Proposal for tile replacement on the Beach Club stairs and in the shower area.
- Proposal for the Beach Club restrooms.