

Matanzas Shores Owners' Association Maintenance Report July 27, 2018

Key Items Completed or Started Since Last Report:

The focus during the last 2 months was on treating the walkovers and dock to preserve them and on the upgrades to the Beach Club and Pool area. These major efforts were done in addition to completing the "routine" maintenance work and critical items that arise spontaneously.

1. Walkovers and Boat Club Dock

- The Boat Club Dock, Beach Club Walkover and Surf Club III walkover were all pressure washed and sealed with Swedish wood oil. This will not need to be done again for 3 years.

2. Rec Center:

- The stainless-steel pool ladder was polished.
- A tube in the chlorine dispenser unit was replaced.
- The water fountain bubbler was replaced.

3. Beach Club

- The blinds in the Beach Club were replaced.
- A/C units were repaired.
- The stairs and shower area were re-tiled.
- Work started on the bathroom upgrades:
 - The tiles and partitions have been replaced. (The new partitions were manually carried to the clubhouse to prevent warping. (1500 lbs. of material)
 - One urinal in the men's room was lowered.
 - All shutoff valves in the bathrooms were replaced.
 - Dry wall was repaired in the men's restroom.
- The microwave and its electrical outlet were removed for the kitchen remodel.
- The old refrigerator was moved to the back of the kitchen for pickup.
- The stainless-steel pool ladder was polished.
- The water fountain bubbler was replaced.
- A new shower head was installed.
- Kitchen renovations have started and will be reported separately.

4. Other:

- The Lakeside North Gate broken pickets were fixed by the Gate Store.
- The light fixture and electronic junction box at the Lakeside North Island, which was damaged by a vehicle was replaced. The photo cell does not appear to be working properly and will be replaced.
- Three new dog poop stations were purchased and will be installed in the next week.
- Frank met with several vendors to gather palm trimming estimates and with the company doing our reserve study.
- Beach chairs will be picked up for restrapping and new tables delivered very soon .

Thanks go to Dick Doyle for his assistance to Frank on several of the items completed.

Next priorities:

1. Complete Beach Club projects (restrooms and kitchen)

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2. Tennis court patching
3. Review the minor repair items at the rec center and order replacements (i.e. shuffle board bumpers) or plan remediation.

The list of the larger projects with the status and schedule is on the next page. The on-going day-to-day list of maintenance items will continue to be maintained and items worked as time permits between the higher priority items above.

Changes may occur depending on the needs of the community on any given day.

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Project	Priority*	Timing	Status
Beach Club Bathroom Repairs: Replace stalls (AP All Partitions - \$3394.45), lower one urinal in themen's room, replace flooring with tiles (including membrane - \$4400), painting (ceiling and walls - in-house)	1	Q2-2018	Approved 5/25 - In Process
Install Heat and A/C (Arctic Breeze - 4,346) along with Required electrical change(Breakers Eectric -496) in the Beach Club Restrooms (Breakers Electric -Lighting 968)	1	Q2-2018	Approved 5/25
Install New Exterior Doors on the Beach Club Bathrooms (Gator Doors - 337.61)	1	Q2-2018	Approved 5/25
Beach Club Shower Tile Replacements & Stair Tile Replacements	1	Q2-2018	Approved 3/23 Completed 06/2018
Beach Club Deck Column Repair and Repaint	1	Q2-2018	In Process
Beach Club Deck Lattice Painting	1	Q2-2018	
Beach Club Lantern Lights	1	Q2-2018	
Beach Club Blinds (and Rec Ctr & Boat Club Shades)	1	??	Approved 3/23. Blinds Completed 06/2018
Boat Club Lantern Lights	2	Q3-2018	
Boat House Ramp Replacement	2	Q4-2018	
Reseal 2 Beach Club Walkovers & Boat Club Deck with Swedish Oil	1	Q2-2018	Ordered
Gate Store Repair of North Entrance Gate Pickets	1	Q2-2018	Completed
Cap Abandoned Well at East Lake in Front of S.C.	3	TBD	Multiple calls placed to Schmidts Well
Concrete Repairs on MSOA Common Property at Surf Club III (Stay Hard Concrete)	1	Q2-2018	Completed 6/2018
Pool Deck Furniture (5 tables \$1,620 and restrap 9 chairs \$405) Horizon Casual -	2	Q2-2018	Approved 5/25
Repair roof on Beach Club Gazebo	2	Q3-2018	Proposal Needed
Tennis Court Repairs (Look at patching for now)	3	Q3 2018	patch this year Budget for 2019
A/C inspections _ need to repari B/C - est \$2000 for one and \$700 for the other	1	Q2-2018	Completed
Rec Center maintenance items (TBD)	2	Q3-2018	