

Matanzas Shores Homeowners Association – May 29, 2019

President's Message and Development Update

Development Update

In the April President's Message, I noted concerns about community mistrust. Those concerns are escalating. We understand that the development going on has impacted you and we empathize with your concerns. Change is very difficult and unwanted. This is not something we can prevent and we communicate regularly with the development project managers to discuss your concerns and jointly mitigate what we can.

Following is an update on some of the key concerns.

Development is proceeding according to approved plans and permits for all activities:

- Las Casitas infrastructure should be completed by end of October
- Los Lagos infrastructure should be completed by end of December

Concerns about the water level in the ponds during hurricane season were discussed earlier this week. Cline Construction will make 2 pumps available (prior to a hurricane) to pump down the lakes as needed to bring the lake level down.

Dust control has been a challenge in this hot, dry spell. Cline will water more frequently with a concentration on the haul roads which kick up the dust. This should help control the dust.

Cline will work with our landscape people to place a sleeve under the road for irrigation lines and other needs.

The final plat plan for Las Casitas is expected to be approved soon, enabling the transfer of Tract C to MSOA.

President's Message

The last month has been a busy time. We are continuing to move projects forward and have accomplished a lot in a very short period of time. Work on the beach club roof replacement started and, when completed, will enable us to complete the refurbishment of the ladies' bathroom. Other work in the beach club pool area, gazebos, balusters and fencing is being completed, so in a few months we will have completed the work to refresh the facility.

The South East access gates (at Surf Club III) have been replaced, and, along with other repairs to those gates, the problems opening improperly were resolved. A proposal to improve our property access and replace the outdated call-box technology was approved at the MSOA Board Meeting on May 24th. Work will be started soon, however the transition will take several months, so will likely go well into the fall. You will have plenty of advance notice and information before then. This new system will streamline owner entry at the North East gate, add additional control at the North West gate and eliminate the need for annual stickers.

The amenities committee has been working on a number of things to make the changes needed to upgrade the amenities and take a longer-term look at needs down the road. A proposal to clear

additional space at the kayak racks was approved and 100+ racks will be added. Changes to the rules for pickleball were presented to and approved by the board after much discussion.

Board members are continuing to make progress on the daunting task of document rewrite. Volunteers have been requested from each association to help review the documents during the rewrite process.

The sewer infiltration smoke test completed on May 21st showed great improvement over the last test. Only 14 issues were identified, with notification to owners already made and some of the problems already addressed. As we complete these changes, we should see our volumes decrease during periods of high precipitation, and we can predict future capacity needs and excess better. The board received approval to look do a study of our excess capacity.

Landscaping improvements will be addressed as we continue to watch the salinity levels in the ponds. Glen Greenwald prepared a detailed review of several factors in the ponds. (Thank you, Glen, this was very informative). Anyone interested in receiving a copy may request it from the office. Dead shrubs around the property are being removed and replaced as appropriate. Proposals to clear back growth along the blind spots on the boat club road as well as trimming and cutting back growth from the encroaching forest at the perc ponds were approved at the May 24th meeting.

Water levels in the storm retention ponds are high at present due to the dewatering activities. The pond levels will drop when the new ponds are re-watered. Some community concern has been expressed about the dewatering activities which are properly permitted and conform to regular practices for land development.

With the help of Clear Waters and one of our owners (Glen's report), we investigated the cause of the recent fish kill in the East pond. Changes in oxygen levels in the ponds as a result of the high winds we have had at night which stirred up sediment are the likely cause. Samples taken from the lakes show a rise in salinity, but are still within a range that continues to support landscape irrigation.

We will provide updates on development activities as changes occur.