

**Matanzas Shores Owners' Association Maintenance Report**  
**May 25, 2018**

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Key Items Completed or Started Since Last Report:

**1. Rec Center:**

- a. Pool and Pool Deck:
  - i. The pool deck was brushed with cleaner, pressure washed and painted with acrylic pool deck paint.
  - ii. The fence around the pool was treated for rust, primed and painted.
  - iii. A new water line for the hose was installed allowing removal of the hose and hanger near the water fountain and shower.
  - iv. A new shower head was installed.
  - v. A small shower area was created with extra slip-guard.
- b. A new volleyball net was installed, including making sure the sides were equally balanced.
- c. Met with Fast Dry Courts about court repairs and obtained estimates for court repairs and resurfacing. This will require longer- term budgeting.
- d. Replaced the Rec Center pool deck trash container.
- e. Six new parking stops were placed (replacing the old ones).

**2. Guard Houses**

- a. A power failure back up light was wired and installed at the Lakeside guard house.
- b. Electrical wiring was repaired at the Beach Club guard house.
- c. Repaired water line and placed new hose and the Beach Club guard house.
- d. Made minor repairs to Beach Club guard house drywall.
- e.

**3. Beach Club**

- a. Purchased materials to repair balusters at the Beach Club
- b. Purchased materials to upgrade pedestal lights at the Beach Club and Boat Club to LED. This is a work in progress.
- c. Colis completed their contracted work on roof and entrance column repairs.

**4. Boat Dock & Road**

- a. The water line to the fishing cleaning table at the boat dock was repaired. The hose and nozzle were also replaced.
- b. Bear-proof trash containers ordered by Brit were placed at the Boat Club and boat dock.
- c. Treated boat dock pavilion for wood boring bees. Waited 48 hours per instructions then sealed entrance holes. Also did the same on kayak racks.
- d. Met with Harris Lawn Service about road grading and mower.

**5. Other:**

- a. FPL fixed the lights on San Juan Drive.
- b. Signs ordered by Brit were picked up and are being used as needed for Beach Club exit gate control during developer construction.
- c. Set up and take down for various functions at the Beach Club.
- d. Attended various meetings with MSOA management and board members.
- e. Met with Sta-Hard concrete and walked areas with damaged concrete behind Surf Club III.
- f. Took Atlantic Fence (Todd) to perc pond 2 to get estimate of fence repairs.
- g. Met with Miguel of SCIII about exposed wires at south pump on Surfview Drive. This pump belongs to SCII & III and was the pump taking water from the lake for irrigation prior to Hurricane Matthew.
- h. Made many calls to Schmidt's Well Drilling about capping off well pumps at the north end of Surfview Drive. Still waiting on a response.

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- i. Met with Miguel and reviewed blueprints for storm drains and sewer lines. All drawing indicates that the roof drains for SCII & III drain to the storm drains, not the sewer system. We were unable to physically test this issue due to a high-water level in the storm drains.
- j. Colis completed their contracted work on roof and entrance column repairs.

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

**Items to be Discussed and Approved:**

- Proposals for Beach Club Bathroom Repairs
  - Exterior Doors, A/C and electric
  - Partitions and Tiles
- Proposal for Concrete Repairs
- Approval of new Pool Deck Furniture and Repairs for Beach Club

**Next priorities:**

1. Walkovers (to the beach) from the Beach Club, Surf Club III and Boat Club will be resealed with Swedish Oil.
2. All beach club deck projects and repairs as noted below are planned to be started in Q2 and completed in very early Q3.

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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<b>Project</b>	<b>Priority*</b>	<b>Timing</b>	<b>Status</b>
Beach Club Bathroom Repairs: Replace stalls, lower one urinal in themen's room, replace flooring with tiles, painting (ceiling and walls)	1	Q2-2018	Seeking Approval
Install Heat and A/C along with Required electrical changes in the Beach Club Restrooms	1	Q2-2018	Seeking Approval
Install New Exterior Doors on the Beach Club Bathrooms	1	Q2-2018	Seeking Approval
Beach Club Shower Tile Replacements & Stair Tile Replacements	1	Q2-2018	Approved 3/23
Beach Club Deck Column Repair and Repaint	1	Q2-2018	
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.
Boat Club Lantern Lights	2	Q3-2018	
Rec Center 6 Parking Stops - Jeff Perkins proposal	2	Q2-2018	Completed
Bike Path Repairs	1	Q1-2018	Completed
Boat House Ramp Replacement	2	Q4-2018	
Presure Wash and Repaint Rec Center Pool Deck	1	Q2-2018	Completed 5/2018
Reseal 2 Beach Club Walkovers with Swedish Oil	1	Q2-2018	Ordered
<b>Bear Proof Trash Cans for Boat Club</b>	1	Q2-2018	Completed
<b>Gate Store Repair of North Entrance Gate Pickets</b>	1	Q2-2018	Approved as Maint 4/2
<b>Cap Abandoned Well at East Lake in Front of S.C.</b>	3	TBD	Multiple calls placed to Schmidts Well
<b>Concrete Repairs on MSOA Common Property at Surf Club III</b>	1	Q2-2018	Approval Needed
<b>Pool Deck Furniture (5 tables and restrap 9 chairs</b>	2	Q2-2018	Approval Needed
<b>Repair roof on Beach Club Gazebo</b>	2	Q3-2018	Proposal Needed
<b>Tennis Court Repairs</b>	3	TBD	Budget for 2019