

**Matanzas Shores Owners Association
President's Report – June 2020**

March - June Updates:

These months have been particularly challenging, as we are all living under the shadow of COVID-19.

None of us were prepared for it, and we did not have a guide book telling us what to do. Everything external to our lives has changed. After reviewing our governing documents, and consultation with legal counsel, the county and others in the community, we worked toward keeping our amenities safely open to provide opportunities for exercise and picking up reading material and games to occupy time residents may not have been prepared to address.

We immediately removed chairs and lounges from the pool areas to allow only enough chairs or lounges to enable social distancing per CDC guidelines. We also started sanitizing pool decks, chairs, lounges and tables seven days a week, leaving product and paper towels out for owners to use in all the common facilities. We limited the hours of operation to be able to monitor use of the facilities throughout the day initially. All amenities are now open 7:00 AM to 10:00 PM as they were before, but with sanitizing and social distancing requirements still in place for the near future.

We reduced MSOA office hours and moved access to the office to the window in front of the office in order to protect our on-site office personnel. We have returned to normal hours for the MSOA office (9:00 AM to 5:00 PM Monday through Friday), keeping RFI distribution from 9:00 AM to 3:00 PM Monday through Friday at the window outside the office.

We changed our property insurance carriers in April and increased liability under the General Umbrella policy.

Access Control

Anticipating a possible need to react to a reduction in guards as a result of COVID-19, we attempted to escalate the distribution of RFI tags. They have now have been issued to many owners. Tags are ready for owners who have submitted complete paperwork for each vehicle prior to this week. We have had communication capabilities out this week, so there may be delays in new RFI tags for owners who submitted paperwork this week.

We encourage people to come into the office between 9:00 AM and 3:00 PM Monday through Friday to pick up their tags. Arrangements can be made through the office to get them at another time, if those hours are not convenient.

When submitting paperwork, please allow 2 business days prior to picking up your tags.

All owners on the West side of the street can use the call boxes to call in guests. Please make sure to give them the code to the temporary gate if using the San Juan Drive gate. Multi-day guests should pick up blue passes at the guard house and display them on their windshield during their visit.

New Communities

Las Casitas now has several residents and we are hoping to have more in the near future. MSOA will control Las Casitas access at their gate. The gate will be in the closed position every evening and open during the day when workers or sales staff are on the property.

Maintenance, Landscape and Wastewater Treatment Updates

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We completed a lot of projects in the last three months, in addition to the increased work necessitated by COVID-19 and the routine day-to-day work. The work is listed in the Update Reports, but some of the major projects include:

- Replacement of windows on the Beach Clubhouse and both guard houses.
- Preserving wood on the dune walkovers and boat dock.
- Repair of the tennis court fences following a strong wind microburst.
- Replacement of the irrigation pump at the Beach Club and movement of the irrigation pump at the rec center.
- Permit renewal filing with the DEP for the WWTP.
- Refurbishment of the Surfview guard house, which is still in process.
- Clearing and clean-up Tract C.

In addition, we have also:

- Replaced our liability insurance carrier.
- Consolidated amenity rules.
- Continued to review website layout.
- Completed and reviewed MSOA Declarations multiple times and made the information available to all for discussion in a virtual review.

We continue to refine our virtual capabilities to make meeting attendance available to all owners.