

January Updates:

Happy New Year. 2020 has had a busy start with a number of projects coming to completion and others being started. Applicable board liaisons will provide details for each of the projects which are summarized below:

- A new (currently part time) staff member was hired with responsibility for janitorial and maintenance services.
- Additional administrative support was requested from Leland to help with access stickers, kayak fee collection and to help address owner concerns or questions.
- Construction of 23 new kayak racks, providing storage for 184 kayaks was completed.
- The second round of review and comments for changes to the MSOA CCR's was completed and sent for additional legal review.
- The first phase of the roll-out of RFI tags was completed.
- Clean-up of the water damage to the rec center was completed by ServPro and plans will be reviewed by the board today for an approach to reshaping the kitchen/meeting room area to provide better utilization.
- The Stormwater Management review was completed in early December and an inspection and maintenance schedule was drafted as well as guidelines for swale maintenance.
- Review of the processes for collection of delinquent fees was reviewed and changes in process are being made.

Las Casitas and Los Lagos Development

Final curbing work for Las Casitas was not completed, apparently due to a precast that was run over by an FPL truck while they were doing work for the property. No new dates have been given for this work, pending delivery of the new precast. The elevations for corrections to the berm near perc pond 2 will be reviewed by SAI engineering prior to setting the date for correction.

The street and sidewalk repairs at the entrances to the North Los Lagos parcel have been completed. The southerly parcel will be a couple weeks behind to bringing it to the same point.

Owner complaints about dust from the construction sites have been acted on by the contractor, with more frequent watering of the entire area, not just by the streets. These measures will still not contain the dust during periods of the very high winds that we have been having. Your complaints and requests have been passed along to the construction manager and county.

Administration and Finances

Our treasurer and association manager have had several meetings with our collection agency to review and tighten collection practices for the association. Those discussions are on-going.

Governing document changes made after the first legal review were sent back to the lawyer on January 10th. A second meeting with the lawyer will be scheduled in the next few weeks. Once the committee is satisfied with the documents, they will be distributed to the Parcel Presidents for review/comments and a parcel meeting scheduled after review is complete.

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Landscape

Perry's Pump inspected the pump for the main irrigation system and noted some maintenance items, including replacement of the PLC screen on the booster pump. The pump was pulled and maintenance work completed.

Breaks in the irrigation lines have been fixed. Sleeves will be scheduled for installation under the streets cutting into San Juan Drive.

Water samples were retaken from the ponds and wells, with results that show salinity levels have come back down to levels near those from 2018. Once sleeves are placed, irrigation on the North side of the property will be turned on.

AREA	DATE	DATE	Date
	<i>7/10/18</i>	<i>10/21/19</i>	<i>12/30/2019</i>
West Lake	5.22	10.33	4.78
East Lake	3.66	9.07	3.98
Beach Club (well)		14.09	7.64
Rec Center (well)	7.14	14.79	7.31
Surf Club 2 (well)	7.64	16.57	7.74
MSOA WELLS	7.29		

Work to move the well irrigation pump and expansion tank out of the rec center building is still being planned. Other priorities have pushed it out.

Replacement of valve covers around the property is still in process.

There are no other non-routine landscape items planned at this time.

Maintenance Activities

A plan for completing the restoration of the rec center kitchen/meeting area will be reviewed by the board today. This will allow better use of the space for other indoor game activities and smaller meetings.

The gates on San Juan Drive were repaired several times and require more extensive repair. The strong wind gusts cause the gates to malfunction when they catch the gate while open. The swing gate operator needs replacement. The estimated cost for that replacement and other related repairs will be approved during the meeting today.

The temporary gate backup battery has failed a number of times when power has gone out on the exit side. Additional repairs have been made.

The Fire Department Chief did an inspection of all the gates, noting SOS boxes that needed replacement and Knox boxes needed with keys in the event the gates don't open. Replacement/installation is in process.

The PTAC units (air and heat) were replaced in both guard houses.

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Advanced Security replaced the panel on the alarm system at the rec center.

Twenty-three additional kayak racks were installed. Ronnie will provide more information about that in the amenities report.

The potholes on the boat club road were repaired.

Work on both the Beach Club and Rec Center pools is underway. Both pools are now closed until Feb 3rd. The pools are being drained and acid washed, pool decks are being resurfaced where needed, all furniture is being re-strapped and other more minor repairs are being done as needed. Work on the resurfacing was given verbal approval because of scheduling constraints and will be formally approved during the meeting.

We are continuing to identify contractors and time requirements to refurbish the guard houses in the first quarter of 2020. Window replacement was approved at the last board meeting and the windows ordered. Dave will coordinate the timing with the vendors, probably for the March/April time. Handling of access security for vendors and guests during the refurbishment will be addressed by the board.

Priorities for the next few months are:

- Completing all planned work at the Beach Club including the work on the pool described above, as well as painting Beach Club columns and railings
- Create a second office area in the locked area above the balcony. (soundproofing)
- Planning and getting materials and contractors lined up to refurbish the guard houses.
- Painting and repairs to the rec center to make the meeting room and kitchen area operational – including repair or replacement of the water fountain.

Waste Water Treatment Plant

The annual cleanout of the lift stations will be completed as soon as ECS can schedule the work.

The plant is operating well. The daily average flow for November was .072 mgd and for December it was .069 mgd. The highest individual day during this time period was December 26th with a value of .097 mgd. This high is .019 lower than the high reported the last year, indicating our efforts to address infiltration have been successful. There were 2 sludge hauls in December for approximately 6000 gallons each. The 30-day settlement average for December was 60%. The clarifier sludge judge reading was 1.5 feet.

The fire department conducted an inspection of the WWTP monitoring systems and noted a few minor items that have been addressed. A cabinet was installed to hold the gas cans for the remote generator; a fire extinguisher was replaced; a new smoke/fire detection system was installed for the office/garage area.

The spool by the bar screen was repaired and, in the process, a second repair on the spool pipe was also identified for repair, which is being scheduled.

Other:

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A town hall meeting was held earlier in the week to brainstorm ideas around whether and how to purchase (if a decision is made to do so) the property to the south of the San Carlos gate area.

I apologize to remote callers for the difficulties in hearing the meeting. We will continue to work on our remote meeting capabilities. We are thankful for all participants and suggestions received. Some of you sent emails requesting additional information or asking questions. Please allow us some time to respond.

It became obvious, from many of the questions, that owners have confusion about how the voting process works, what the MSOA board responsibilities are and how communication is handled. We will be looking at how to provide you with information about the master association governance process and a brief history of some of the key changes and decisions in the community over the past few years.

In the meantime, the Parcel Presidents established the following process for communicating to their owners several years ago:

- MSOA messages are sent to either (or both) Association Managers and Parcel Presidents for each association/parcel.
- Association Managers and/or Parcel Presidents forward the email information to owners.