

Matanzas Shores Owners' Association Maintenance Report July 24,2020

Items completed in the last few months are noted in the sections below. COVID-19 sanitization practices continue to be exercised 7 days a week. The focus has been on keeping the amenities sanitized, cleaned, ready for use and enjoyment by the community.

Guardhouses & Gates

- A new safety loop was put in at the San Carlos exit gate.
- Work on refurbishing the Surfview Guardhouse was completed. This major project included new walls, ceiling, flooring, bathroom, electric, fans, counter, shelving and file cabinet.
- Entry lanes were repainted to better distinguish RFID entry for more rapid owner entry.

Beach Club

- Exterior plastering and painting around the windows were completed and the window guards on the upper windows were replaced.
- The entire pool deck and gazebo areas continues to be power-washed periodically. Spraying for spiders and Critter Ridder is on-going.
- The thermostat cover in one of the restrooms was replaced.

Boat Club

- Lantern lights are being replaced with LED lights.

Rec Center

- Work on plastering, painting, putting up cabinets, ceiling and floor repainting/replacement are in process.
- Tennis court lighting is pending vendor receipt of the new lights, which may be a month or more away.

Other:

- Sea Level measurement gages were installed in the ponds at Las Casitas and Los Lagos.
- A safety fence was installed around the drainage area at the intersection of Santa Rosa Way and San Carlos.

Next priorities:

- Install safety fencing around the storm drain in front of the rec center (MSOA) – on order.
- Complete interior changes to the Rec Center.
- Install new lighting at the tennis courts.
- Paint boat club cabinets and install new lighting.
- Secure the beach club ocean side fence.
- Replace the emergency phone boxes at all amenities with Red Emergency Phone boxes.
- Place/Replace any safety signs around the property.