

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

July Updates:

The MSOA board and staff appreciate the patience and encouragement many of you have shown over the past months as we've worked together to address:

- the impact of living under COVID-19,
- day-to-day response to issues in the communities,
- incorporation of our new association and owners,
- a great deal of sales activity even during these challenging times,
- roll-out of our new access control processes,
- traffic shifts while we refurbished the Surfview guard house,
- lightning strike that knocked out some of our Beach Club phones and electronics,
- problems with our gate operations,
- problems with our irrigation system,
- repairs to the Rec Center following the flood caused by the well expansion pump,
- storm damage to the tennis/pickleball fence,
- attempts to update our governing Declarations,
- moving to a 7 day per week cleaning schedule for our amenities,
- addressing some of the age-old issues (i.e. swale maintenance) in the community,
- preparing for hurricane season by readying our plans, aligning our resources and identifying the best solutions for handling storm water.

During this time of pandemic, we have experienced more, not less, visitors to our community as family and friends escaped the more confined states and environments to come to Florida, where being outside in the sunshine, walking, hiking and biking have never been restricted around our property.

Access Control

Many owners have still not picked up their RFID tags. If you have already submitted paperwork, your tags are waiting for you to pick them up. We will be eliminating access to automated gates by card reader or remote by August 28th. This is delayed from the April date we announced earlier in the year to ensure all residents had 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.

Las Casitas has a number of residents and we are hoping to have more in the near future. MSOA controls 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 (at KB Request). The intersection of Santa Rosa Blvd and San Carlos Drive will remain blocked until the Las Casitas gates can remain in the closed position at all times.

Maintenance, Landscape and Wastewater Treatment Updates

These reports are provided separately. Several items approved during the last board meeting for work in the pond drainage system, are delayed due to the higher level of water in the ponds at this time. Gages are being monitored and lake levels are equalizing across all 5 ponds.

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Use of Amenities

Reformatted amenity rules will be sent to all residents over the next few weeks, with any changes, taking place effective August 21st. This will include no smoking at the Beach Club complex, the Rec Center complex and the Boat Club building (which was a rule passed by the board at the last meeting). Other rules have been in place for years, but the board has taken this opportunity to reformat them and incorporate them formally into governing documents.

Owners are responsible for making sure their guests and tenants know and follow the rules. This includes making any agencies used to rent units aware of the rules. Thank you to all owners who do so.

The lights at the tennis courts are still out and will be until the necessary parts are received and our vendor can replace them. That limits playing after dark at this time. We will notify everyone when the lights are repaired and night playing can resume.