

January Update

Construction on either side of our West properties had some unanticipated impacts. Or, more properly stated, the extent of the impact was not anticipated; chief among this was landscaping and irrigation. We were plagued by irrigation issues for all of 2020 and we are starting to a light at the end of a long tunnel. The irrigation lines, wires and sprinkler heads have been replaced along San Juan Drive. The only thing remaining is the installation of a new controller with decoders, which should be complete by end of this week. We will need to look at sod replacement and bringing the entrance back to an attractive entry, even with ongoing development at that corner.

Confusion and misinformation surrounding what is needed to repair the irrigation control lines on the South side of our West property, as well as the need to prioritize how irrigation issues are addressed, has delayed those repairs. As of this writing, no completion date is available.

Approval has been given, but dates not established to:

- Replace dead shrubs at Surf Club guard house. (21) 3-gallon pringles Podocarpus
- Replace sod at Rec. Center and by entry gate. 800sf
- Remove stumps at Rec Center by fence gate to equipment storage
- Remove dead trees by the WWTP

Plant beds along A1A and in the median have had more attention. Dead plants are being removed rather than replaced. Winds have been strong and frequent over the last year and the plants didn't do well with the salt spray.

The hedges along the Beach Club parking lot will be removed and replaced by some combination of shrubs and or/fence. The initial survey of the area indicates that the shrubs are fully on MSOA property, however they share view and privacy protection with Surf Club 1 and any replacement will respect this and involve Surf Club 1 in the decision process. (As did decisions on the West side of the property for Lakeside residents).

Planned Work:

As the new communities are developed out, we need to establish how the littoral zone maintenance will be handled on the main lake. Now that we have homes backing up to the lake and no bulkheads, the maintenance along the lake needs to be considered.

- Shrub removal and replacement at the Beach Club parking lot/Surf Club One (probably Q1/Q2)
- Clean-up of the MSOA property near the Tennis Courts to facilitate regular mowing of the property intersection with Las Casitas.

Recommendations and Approvals

The MSOA board liaison recommends establishment of a small committee to work on and prepare a recommendation on the shrubbery replacement at the Beach Club.

Matanzas Shores Homeowners' Association Landscape Report
January 22, 2021

Richmond American Homes has requested approval to run a line down A1A from our irrigation at the North West corner of the San Juan Drive entrance, where they would like to place a fence and plantings in front of it. The board liaison recommendation is to **approve** the running of the irrigation line, with a nominal cost similar to what Las Brisas pays quarterly. The fence will be addressed separately.

Submitted by: Karen Hegarty January 18, 2021