

ISSUE 3, MARCH 2024

COMMUNITY NEWS | HOA UPDATES

# Newsletter

ST. AUGUSTINE SHORES ADVOCATE



ST. AUGUSTINE SHORES SERVICE CORPORATION

790 CHRISTINA DRIVE | ST. AUGUSTINE | 904-797-6441

[WWW.STAUGSHORES.ORG](http://WWW.STAUGSHORES.ORG)



**FROM THE PRESIDENTS PODIUM** Sergeant Joe Friday from the show, *Dragnet*, was famous for insisting, “Just the facts, Ma’am.” If you are interested in learning the facts about what is going on within our community, then attending the HOA Meetings and/or subscribing to our monthly newsletter are the best ways to get those facts.

Here’s some of the facts that we discussed at our February Meeting:

- We met with our District 3 County Commissioner, Roy Alaimo, and other county officials for a tour of the Riverview Club. They were thrilled to see all that has been accomplished. We also shared with them the challenges that we face on issues such as drainage, mudding in our swales and vandalism.
- The litigation regarding the pool pavers that was started ten years ago has finally been settled. The original ask for this lawsuit was \$15,000, and the Board and Management were able to successfully negotiate a \$65,000 settlement!
- Now that the office is better equipped to service our members, The General Manager will begin overseeing priority projects such as the Recreational Vehicle Compound, the Ball Field/Tennis courts, the Audio/Visual systems, etc. for disposition with support and guidance from the Board and committee members. Here’s an inconvenient fact: Our existing microphone died midway through the meeting so a new audio system is imperative.
- We’ve recently been hearing a lot of complaints about incessant dog barking, off-leash dogs, and owners not picking up after their pooches. The bottom line is that if many neighbors are complaining about something, it’s probably a legitimate nuisance.

- New security alarm and phone systems have been installed in the Riverview Building to protect our community facility, and to improve services to our residents. The old table at the tennis courts has been removed and new benches have been installed. In lieu of a new shed for storage needs, the Board and Management decided on a more cost-efficient solution to remove old shelving and repair the walls in the existing closets in the main Ballroom, and repurpose them for our future storage needs.
- The KB Homes road widening project is set to start within the next 60 days. Additionally, KB will begin burning piles of trees in the second phase area in the next few weeks. New precautions have been put in place to hopefully minimize the smoke.
- Our committees are doing a great job, but we could always use more volunteers. We especially need help on the Architectural Control Committee (ACC), as applications for new pools and fences are pouring in from the Sabal Estates development. Please contact the office if you can help out on this very important committee.
- Here's a super exciting fact...our Assistant Manager, Christine Hart, just completed her Community Association Manager (CAM) license. Congrats, Christine!
- We realize that a handful of people in our community don't seem to value facts and enjoy spreading misinformation on social media. We are more than happy to read their posts out loud at our monthly meetings, and we did.

We are making great progress! For our Shores community information, let's stick with "Just the facts, Ma'am" and let the keyboard warriors find something else to entertain their imaginations. We look forward to seeing you at our next monthly HOA meeting on March 14th at 6pm at the Riverview Club.



Mary Jenson, HOA Board President  
St. Augustine Shores Service Corporation

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# CONNECT

## WITH US



### UPCOMING MEETINGS

**Join Us at Riverview Club**

**ACC Committee**    **Mar. 11 6:00pm**

**HOA Board Meeting**    **Mar. 14 6:00pm**

# Breaking News

↓ READ MORE ↓

**We were thrilled** to see such a great turnout for our annual budget meeting on February 28th. The General Manager, Shanna Fredrickson, presented the 2024-2025 Budget for approval. Members were provided a packet and encouraged to ask questions about each line item on the budget. The three big takeaways from the Budget Meeting were:

- HOA Monthly Rate increase of .95 cents per month will be effective **July 1, 2024**. The new monthly rate will be **\$32.75 per month**.
- Projected Cash Surplus of \$131,550 will fund Reserve Expenditures throughout the year.
- The projected new Reserve Balance will be \$581,550

The motion to approve the 2024-2025 Budget passed unanimously. The Annual Budget, included in this newsletter, will also be mailed out to all homeowners in the Annual Member Meeting packet around the 1st of April. If you would like a copy of the budget before that meeting, please email [info@staugshores.net](mailto:info@staugshores.net)

Additionally, we are anticipating the Dreux Isaac Report to be complete in the next week and will shared this at the next HOA meeting on March 14, 2024.

# 2024-2025 APPROVED BUDGET

ST. AUGUSTINE SHORES SERVICE CORP.	24-25 TOTAL BUDGET	23-24 TOTAL BUDGET	% CHANGE FROM 23-24
<b>REVENUE</b>			
MAINTENANCE FEES	\$1,353,881	\$1,275,552	6.1%
LEASE INCOME-COMPOUND	12,620	12,516	0.8%
ACC PERMITS	4,000	1,520	163.2%
TRANSFER FEES	16,500	10,700	54.2%
ESTOPPEL FEES	82,500	21,400	285.5%
RIVERVIEW ACTIVITY FEES	0	43,824	-100.0%
POOL MEMBERSHIPS	72,800	78,323	-7.1%
RIVERVIEW RENTALS	100,000	53,000	88.7%
COMPOUND FEES	110,400	102,000	8.2%
OTHER INCOME	15,850	8,509	86.3%
<b>TOTAL REVENUE \$</b>	<b>1,768,551</b>	<b>\$1,607,344</b>	<b>10.0%</b>
<b>EXPENSES</b>			
PAYROLL	\$323,250	\$251,429	28.6%
PAYROLL TAXES	27,476	19,556	40.5%
WORKERS COMP INSURANCE	2,000	2,729	-26.7%
DISABILITY INSURANCE	2,200	1,799	22.3%
EMP MED/LIFE INSURANCE	46,500	43,608	6.6%
RETIREMENT COSTS	8,400	14,148	-40.6%
LIABILITY & PROP DAMAGE INSURANCE	40,312	41,392	-2.6%
LEGAL SERVICES	25,000	4,000	525.0%
ACCOUNTING SERVICES	35,000	77,582	-54.9%
OFFICE EXPENSE	42,100	27,672	52.1%
POSTAGE	10,001	10,050	-0.5%
ANNUAL MEETING EXPENSE	12,000	14,190	-15.4%
TRAINING	2,000	220	809.1%
SECURITY	5,000	5,196	-3.8%
CONTRACT LANDSCAPE SERVICE	372,000	370,654	0.4%
REPAIR AND MAINTENANCE	72,500	56,454	28.4%
TELECOMMUNICATIONS	5,000	4,268	17.2%
ELECTRICITY	195,000	181,156	7.6%
WATER	11,500	8,858	29.8%
PROPANE	2,500	3,200	-21.9%
TRASH SERVICE	33,600	32,472	3.5%
AUTO, GAS AND OIL	2,800	3,894	-28.1%
SUPPLIES	0	34,600	-100.0%
OUTSIDE SERVICES	53,000	92,835	-42.9%
MISC ADMINISTRATIVE EXPENSE	0	3,120	-100.0%
MISC RIVERVIEW EXPENSE	0	7,208	-100.0%
MISC COMMON GROUNDS EXPENSE	0	21,060	-100.0%
RIVERVIEW ACTIVITY CLUB EXPENSE	0	35,231	-100.0%
DUES AND LICENSES	5,350	3,815	40.2%
LAKE TREATMENT	32,000	37,680	-15.1%
TREE REMOVAL	50,000	50,000	0.0%
ANIMAL/PEST CONTROL	2,500	2,800	-10.7%
PLANTS, MATERIALS AND MULCH	51,500	28,560	80.1%
COMPOUND COST	4,000	5,750	-30.4%
POOL EXPENSES	73,000	0	100.0%
SERVICE CHARGES/CREDITS	4,000	0	100.0%
DEPRECIATION	49,176	49,176	0.0%
<b>TOTAL OPERATING EXPENSES</b>	<b>\$1,600,665</b>	<b>\$1,546,392</b>	<b>3.5%</b>
NON CASH EXPENSES	\$49,176	\$50,093	-1.8%
FIXED DEBT PAYMENTS	\$85,512	\$0	
<b>CASH SURPLUS/(DEFICIT) \$</b>	<b>131,550</b>	<b>\$111,045</b>	<b>18.5%</b>
RESERVE FUNDING	\$131,550	\$185,852	-29.2%
<b>PROJECT RESERVE BUDGET</b>			
PREVIOUS BALANCE	\$450,000		
2024-2025 RESERVE CONTRIBUTION	\$131,550		
<b>NEW RESERVE BALANCE</b>	<b>\$581,550</b>		



The Board of Directors is aware of various anonymous letters that have been sent to some of our homeowners in the Shores making false claims and accusations against the Association, the Board of Directors, and the Management team.

On February 23, 2024, the ridiculous allegations in these letters were addressed one by one and the Board provided actual facts to members at an open Special Meeting. You can review these facts in our newsletter, on our website, or by attending our monthly HOA meetings.

Additionally, the Board held an open Annual Budget Meeting on February 28, 2024 for all members to attend. We had a wonderful turn out of support and for the first time in many years, residents had an opportunity to ask questions about HOA spending. To ensure transparency, we had the Association's CPA firm available to answer any questions that residents may have. Every line item on the 2024-2025 Budget was explained and openly discussed with members. It was a productive meeting and the new Budget was passed.

The new budget is available in the upcoming March HOA newsletter or if you would like a copy beforehand, feel free to email the office and request a copy via email. This information will also be included in the Annual Meeting Packet which is scheduled to be mailed out to all homeowners around the first of April, in anticipation of the Annual Members Meeting on May 3, 2024. The Board of Directors and Management Team have worked tirelessly on behalf of the Association and its members for the past several months during a period of transition, organizational cleanup, and construction at the Riverview Club. The majority of our members appreciate this hard work and the dedication of countless hours that have been volunteered for the betterment of our community.

For some unknown reason, the anonymous author(s) didn't sign any of these letters, participate in the election process (even though there are three seats open), or speak up at any of our HOA meetings. The statements in these letters are completely false and the writers involved are nothing more than cowards. Our Association and it's employees will not be bullied, slandered, harassed, threatened or intimidated and intend to fight these clowns on all fronts and at every level. We have reported all of these letters to law enforcement and to our legal team.

We will identify and take appropriate legal action against all perpetrators responsible for this unhinged and unfounded attack on our HOA. We have been receiving tips daily regarding those who may be involved. If you have any additional information on who is responsible for creating and/or sending these letters out, please contact the HOA Office at 904-797-6441.

Sincerely,

Mary Jenson  
HOA Board President

# WATER BILLS

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Many, many, years ago, in a galaxy far away, the St. Johns County Utility District partnered with St. Augustine Shores to provide a convenient option for the Shores residents to pay their monthly water bill. The HOA office became a drop off location for water bills. Each week for many years, a friendly courier from the water department would pick up the payments and take them to the county to get posted to resident accounts. As of **March 1, 2024** this service is no longer being offered and the HOA office is no longer a drop off location for water bills.

**Residents will need to mail their payment into the water department, pay online, or drop off their payment in person at the utility district's office. Below is the contact information for your convenience.**

## **St. Johns County Utility District Contact Information**

**904-209-2700, Option 4  
Monday - Friday between 7:30  
am and 4:30 pm**





# FEATURED

## DIRECTOR

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**Get to know Jill Kieffer, Board Director** below is an interview conducted recently between Judy Manning, Chair, Communications Committee and Director Jill Kieffer.

**What initially interested you in running for a seat on the Board of Directors?**

I was visiting with my neighbor and we were talking about some of the things I wish we had in Shores, when he suggested I get involved and participate on the Board.

**What kind of professional experience do you bring to the position?**

I held numerous positions during my 24 year career with Pepsi, including Corporate Sales & Marketing Communications Manager, Senior Manager of Organizational Capability, and lastly Manager of Wellness, where I was responsible for overseeing 42 onsite Johns Hopkins wellness centers that were in our larger company locations. Once we moved here in 2016, I got my real estate license and have spent the last 7 years researching various communities from Daytona to Jacksonville to assist families interested in relocating here. We have found the Shores community to provide an amazing lifestyle with a peaceful small town feel that is a sharp contrast to some of the busier communities popping up in St Johns county. All this with an HOA fee that is significantly lower than most communities in our county.

**Now that you've been on the Board for several months, what do you see as the Board's greatest challenges and opportunities?** I think our greatest challenge is to engage families and the younger members of our community. We currently have a lot of activities for our retired population, but need to think of ways that we can add value for our working residents with families. We recently re-established an activities committee that will be working with the board to develop and implement activities that encourage families to get involved in the community. Some preliminary ideas are things like swim lessons for kids, Spanish lessons, bringing back the community tag sale but at residents' homes this time, volunteer opportunities for High Schoolers, and Fourth of July and Christmas events, to name a few. We are still looking for residents that would be interested in helping us develop and implement these ideas, so please email me if you would like to join us [jillkieffer@staugshores.net](mailto:jillkieffer@staugshores.net).

**What is your overall vision for the Shores community?** I would like to see the momentum developed over the past year continue for the community. There have been so many improvements to both the facilities and the management of the Shores community and I hope that can continue.

# FEATURED INSTRUCTOR



Nickie Gorce  
ZUMBA Fitness Instructor  
(904) 540-3555  
sedonahiker86@gmail.com

Nicola “Nickie” Gorce – Nickie has resided in St. Augustine for over 40 years as a Florida certified educator, administrator, consultant, and mental health professional. Having served St. Johns County and Flagler County School Boards and non-profit organizations in our community, she has always been extremely passionate about working with youths, families, and individuals to accomplish their goals.

Over twelve years ago when she retired as a Director with a local non-profit agency, Nickie discovered Zumba Fitness, a Latin inspired dance fitness program, and immediately knew she had found a new passion in her life. She became a nationally licensed Zumba Fitness Instructor in 2012, and has trained extensively with Zumba Master Instructors from all around the world for almost twelve years now. She tells everyone, “Nothing compares to Zumba Fitness when it comes to having fun!”

It’s one of the most effective forms of cardiovascular fitness for burning calories and toning the whole body. You don’t have to be an experienced dancer or even know how to dance. It’s not about being perfect or being exact. It’s about feeling the music, moving your body, and feeling great when you finish a class. You really can do this... I promise.”

If you are interested in attending one of Nickie’s classes, the schedule is below:

## **MONDAYS at 4pm**

ZUMBA BASIC

(standing class)

MINI BALLROOM

## **WEDNESDAYS at 4pm**

ZUMBA GOLD

(seated class)

MINI BALLROOM

Instructor Fee \$10 per class

or Pre-pay Instructor \$65 per month (includes 8-9 classes every month)

# There's Still Time!

The deadline to submit applications for the 2024 HOA Board of Directors Election has passed. We didn't receive any applications for the election so that means that we won't be having an election this year. There is still time to put your talents and skills to work for the good of your community!

At our annual meeting on May 3rd, we know that at least one seat will be permanently vacated. If you are a homeowner with business experience or experience serving on a Board of Directors, or you just have an overall interest in improving your community, we encourage you to reach out and submit an application for consideration in the nomination process.

If you have any interest or questions about being on the HOA Board of Directors please email [info@staugshores.net](mailto:info@staugshores.net) by **April 15th**.





# RECIPE OF THE MONTH

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## Ina Garten's Roast Chicken

### Instructions

Roasting the Chicken

Unwrap the chicken and remove the giblets and/or the neck (if included). Pat the chicken dry with paper towels. If possible, let the chicken sit at room temperature for 30 minutes to allow for more even cooking.

Preheat the oven to 425 degrees.

Seasoning the entire chicken generously with salt and pepper.

Stuff the chicken with the thyme, garlic, and lemon.

Brush the outside of the chicken with the 2 TBS melted butter and season again with salt/pepper.

Use kitchen twine to tie the legs together. Tuck the wings underneath the body of the chicken.

Place the sliced onions, carrots, and fennel bulb on the bottom of a roasting pan.

Sprinkle the vegetables with salt, pepper, 20 sprigs of thyme, and drizzle generously with olive oil. Use your hands to toss to evenly coat the vegetables.

Place the chicken on top of the vegetables. This prevents the chicken from sitting in its own juice while it cooks and elevates the chicken for even cooking.

Roast (uncovered), for 1 ½ hours. Halfway through, use a spoon to drizzle the chicken with some drippings from the bottom of the pan. Rotate the pan 180 degrees and place it back in the oven.

The chicken is done when the juices run clear and the internal temperature reads 165 degrees. (Place a meat thermometer into the thigh to check the temperature.)

Let the chicken rest, uncovered, for 15-20 minutes to allow the juices to reabsorb before you cut into it!

Slice the chicken on a platter and serve with the roasted vegetables.

### Making the Gravy

Pour the chicken drippings into a large measuring cup.

Top it off with chicken broth to make 2 cups.

Melt 3 Tablespoons of butter in a saucepan over medium heat.

Add 3 Tablespoons flour. Whisk for 1 minute.

Add half of the gravy juice/broth. Whisk until there are no lumps.

Add remaining liquid. Whisk for 2 minutes. The gravy will continue to thicken more and more.

Season with salt/pepper if desired. Done!

*click here!*

**CLICK FOR RECIPE**

**Note:** If your chicken needs a touch more color, increase the heat to 500° and use foil to cover up any parts that are already sufficiently browned. Roast for an additional 5 minutes or so. Keep a close eye on it.

### Recipe Video

Ina Garten's Roast Chicken

**CLICK HERE**

### Nutrition

Calories: 641kcal, Carbohydrates: 8g, Protein: 54g, Fat: 43g, Saturated Fat: 12g, Cholesterol: 213mg, Sodium: 236mg, Potassium: 793mg, Fiber: 2g, Sugar: 2g, Vitamin A: 5530IU, Vitamin C: 18.2mg, Calcium: 62mg, Iron: 3mg

Course: Main Course

Cuisine: American

**Recipe Source: The Food Network**

**Elections are right around the corner** and we hope everyone is planning to get out and vote! We love to see everyone's patriotic enthusiasm!



We all know that election season can bring out differing views and opinions. But, at the end of the day, we are all neighbors first. We may not share the same views on politics, but keep in mind everyone is entitled to their own opinion. As residents in this community our focus should be on being a good neighbor.

**Check your polling location at: [www.votesjc.gov](http://www.votesjc.gov)**

**March 19th - Presidential Primary**

**August 20th- Primary Election**

**November 5th- General Election**

*Riverview Club is **not** an early voting location*



## ***COMPOUND PARKING AVAILABLE!***

For RV's, Boats, and Trailers. Must be a Shores Homeowner and HOA account must be in good standing. Only \$50 per month! Call the office for more information (904) 797-6441.

**Reminder** →

**Paying Your HOA Dues on Time is Easy and Hassle-Free.** HOA Maintenance Dues are due on the 1st of every month. If payment is not received on time, a late notice will be mailed to the property. After 31+ days delinquent, the account will be turned over to the association attorney for collections follow up.

Once the account is turned over for collections follow up, the owner becomes responsible for interest, collections costs, and attorney fees. Many residents don't understand why it's such a big deal when their payment is late. Since the HOA relies on maintenance income to pay vendors, utilities, street lighting, legal counsel, taxes, and payroll (just to name a few), it's very important that all income is received as scheduled each month from homeowners.

We offer a variety of ways to pay your maintenance dues each month, but the preferred method of payment is ACH Bank Draft which can be set up to draft on the 1st of each month from your checking account. This is a free service that the Shores offers. All you need is a voided check and we can help you get set up.

# ROAD WIDENING

**The county will begin the road widening project** on Shores Blvd. near San Savino and the new KB community Sabal Estates within the next week. There will be ongoing road widening construction, tree removal, and other road changes during this time. The estimated time for the project to be completed is 12 months.

Please pay special attention to the speed limit in this area and be mindful of construction debris and dust. When the project is complete, there will be a small median in the middle of two lanes, with a sidewalk on both sides of the street.



# POOL MEMBERSHIPS

**OPEN 7 Days a Week  
8AM to Dusk**

**The Riverview Club Swimming Pool is open year round. It is not heated, but it is 11ft deep!**

**Between April 1st - September 30th each year is Peak Season.**

**We have affordable monthly and annual memberships available for residents and non-residents.**

**We also have daily rates starting at \$3  
Come by the HOA office to sign up!**







# RIVERVIEW CLUB

**BOOK  
NOW!**

**Swimming Pool  
Clubhouse  
Fishing Pier  
Playground  
Exercise Classes**

(904) 797-6441

**2 WATERFRONT  
BALLROOMS**

Event Packages  
from \$180

790 CHRISTINA DRIVE | ST. AUGUSTINE