

ST AUGUSTINE SHORES SERVICE CORPORATION

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Minutes of the Special Open Meeting of the Board of Directors

Place: Riverview Club  
790 Christina Drive  
St. Augustine, FL 32086

Date: February 23, 2024

Time: 3:12pm

There were present the following:

Mary Jenson, Kathy Schroeder, Brad Smith, Carol McCutcheon, Nicolas Arocha,  
Deb Scogin, Jill Kieffer  
Being all members of the Board of Directors

Also in attendance was:

Shanna Fredrickson, General Manager  
Christine Hart, Assistant General Manager

The meeting was called to order and roll call established quorum.

Mary Jenson, Board President, stated that the purpose of this Special Open Board Meeting was simply to discuss the anonymous letter received by the Membership through the postal service. The format of the meeting will be that the letter will be read out loud. Next the packet that has been distributed to all members in attendance will be discussed. After the presentation, everyone who has a question or would like to vocalize a concern is more than welcome to talk.

Nicolas Arocha read the letter out loud.

Mary Jenson stated that there were 7 defamatory statements that will now be presented. (The entire packet with defamatory statements and applicable counter facts is attached.)

Brad Smith addressed Defamatory Statement Number 1.

Kathy Schroeder addressed Defamatory Statement Number 2.

Nicolas Arocha addressed Defamatory Statement Number 3.

Brad Smith addressed Defamatory Statement Number 4. A member stood up during Brad's discussion and started speaking. Mary Jenson asked the member to please have a seat and that he would be given a chance to say what he wanted after the presentation. The member continued to stand and was asked again by Mary Jenson to have a seat until the presentation was over at which point he would be given a chance to speak. He continued to stand and speak. A few other members stood up. Mary Jenson asked the Sheriff to remove anyone who was not abiding by the rules of the meeting and a few members left the ballroom.

Shanna Fredrickson addressed Defamatory Statement Number 5.

Brad Smith addressed Defamatory Statement Number 6.

Shanna Fredrickson addressed Defamatory Statement Number 7.

Mary Jenson stated that Ameris Bank has also received the anonymous letter.

Members Comments:

Bill Baglivio stated that he did not receive any letters and wondered if any postal laws were broken. Mary Jenson stated we don't know for sure who in the community has or has not received the letter. A police report has been made.

Skip Abrams inquired about the Line of Credit. Shanna Fredrickson explained that right now, we are paying interest only. We can pay the loan off in full at any time if we choose to do so,

Edith O'Brien stated that this whole situation makes her angry and that she thinks that Mary Jenson and the entire Board have done a wonderful job.

Sherry Buskirk inquired about why the Board thought that Robert Stanton wrote the letter. Mary Jenson stated that no one on the Board is accusing Robert Stanton of writing the letter.

Mary Jenson showed the membership that she had presented a proposal to the Board in November of 2022 that focused on increasing rental income to the association. She then asked Liz, "What room is rented the most?" Liz stated the Mini Ballroom.

Richard Harmon asked when the external audit will be completed. Shanna Fredrickson replied in about two weeks.

Mike Prorock asked how much the HOA Staff wages had gone up. Shanna Fredrickson replied that this information is protected by Federal Law.

Shanna Fredrickson stated that the CPA is currently working on our financials.

Director's Comments:

Kathy Schroeder thanked everyone for coming and stated that the HOA staff was working hard to get everyone in compliance with the Deed Restrictions.

Mary Jenson stated that at all of our meetings, the membership receives the facts. We are not concerned with the content of the anonymous letters because the facts speak for themselves. Letters like this are dangerous and her primary concern is about the safety of the Board and the Staff.

Carol Mccutcheon moved to adjourn. Deb Scogin seconded the motion. All voted in favor and the meeting was adjourned.

Carol McCutcheon, Secretary - SASSC