

**St Augustine Shores Service Corporation Board of Directors Meeting
February 8th, 2024**

Call to Order

Pledge

Moment of Silence

Roll Call - Mary Jenson, Kathy Schroeder, Carol McCutcheon, Nick Arocha, Jill Kieffer, Debbie Scogin, Brad Smith all present.

Also, in Attendance GM CAM Shanna Fredrickson

Approval of Minutes from 1/10/24 - Motion to accept Brad Smith, 2nd Jill Kieffer- minutes accepted and approved.

Approval of Minutes from 1/11/24 - Motion to accept Kathy Schroeder, 2nd Brad Smith - minutes accepted and approved

President's Remarks -

Met with Roy Alaimo - County will work with Shores on Drainage Issues - Deltona and Sevilla. To start next month - Shores to use County Contractor

Perry Pools Litigation settled after 10 years. \$65,000

Thank you to all Board Members for all work on projects - all projects will now go through Shanna

February 16th - Application must be in if you want to run for the Board.

Dog Complaints - Off Leash, barking, not picking up after.

We are here to work for the community, please use care no complaints or rudeness, kindly hold comments to end of the meeting.

Treasurers Report- given by Kathy Schroeder - total cash on hand as of 1/11/24 - 872,743.84

Operations cash as of 2/6/24

Ameris Business checking - 5,000.

Ameris Operations 160,469.74

Ameris payroll 82,775.49

Ameris Reserve Business Checking 97,753.42

Ameris Reserve Checking Account 250,000.00

Reserves cash on hand 2/6/24

Vystar Money market 252,778.67

Total in operating reserve accounts 848,777.32

Change in reserves operating accounts (-23,957.52)

LOC amount borrowed 440,723.91 Monthly interest payment 2,900.00

Monetary transfers 1/30/24 -transferred 27,482.06 from operating to reserves to increase balance to 250,000

1/5/24 deposited 32,196.19 in insurance adj to reserves increasing balance to 97,753.42

1/30/24 transferred from operating to payroll (Monthly Transaction)30,000.00

Major expense Activity

Exterior Stucco repairs,

Deposit to Village Alarm and Key for new Fire Alarm and Burglar Systems,

Payment to Global Warming to Cooling for HVAC activity

HOA Office window coverings

General Managers Report updates -

Riverview Rental,

Operational,

Grounds/Landscape/ Maintenance

Deed violations

KB Homes/ Sabal Estates

HOA account Delinquency Collections.

Safety Data 1/1/23 to 1/1/24

Social Media - What Community Members Say

Lost 2 employees,

Public behavior,

Bookkeeper, HOA Assistant - Both positions have been filled.

Burglar Alarm

Fire Alarm

Phone System - 5 phone lines, after hours voice system.

Tennis Courts - 2 new benches, swing arm done,

Ballard covers for baseball Field.

Soccer field Damages,

Baker Trimming.

OLD BUSINESS

Storage Solution - Kathy Schroeder, storage closet in Ballroom was cleaned out and will be used for Chair Storage.

Chimney - Mary/Shanna did a walk through with Sheegog on work completed.

Member Proposal - Mary Jenson accepted Dirk Schroeder's proposal and will look into putting it on the priority list.

New Business - Shanna reported that 2nd phase for KB has started. Burning will begin and last 2-3 weeks.

Lots of Dirt coming off dump trucks

Annual Budget meeting - February 28, 2024 @ 6:00 PM

Treasurers position - Accept Nick Arocha's resignation as treasurer - Motion by Kathy Schroeder to accept, 2nd Brad Smith. 6 in favor 1 opposed.

Nominate Treasurer- Motion to appoint Brad Smith made by Kathy Schroeder, 2nd Nick Arocha 6 in favor 1 opposed.

Motion to accept Nick Arocha's resignation as Deed Restriction Committee Liaison by Brad Smith, 2nd Jill Kieffer. 6 approved 1 abstained.

Motion to accept Mary Arocha's resignation as Deed Restriction Chair by Brad Smith, 2nd Nick Arocha motion accepted.

Motion to Nominate Jane Teager as Deed Restriction Chair by Kathy Schroeder, 2nd Nick Arocha motion accepted.

Motion to Remove Dan Skawinski from Building and Grounds Committee and RV compound Committee by Brad Smith, 2nd by Jill Kieffer. 4 approved, 2 opposed 1 abstained.

ACC- Janice Goetz Letter went to all HOA homeowners regarding KB/Sabal Estates addition to fence requirements. Need volunteers have 30 more ACC applications.

Deed Restriction - Jane will meet with Mary Arocha to go over groundwork. Look into eight units and review inconsistencies, create handout.

Activities- Jill Kieffer engage families, food truck, and ideas see Jill.

RV Compound - Mike Shannon List of items to be worked on - Fence/Security/trees Request of a drawing of the compound. Board request committee gets quotes for trees.

Building & Grounds - Dirk Schroeder no meeting, thank you to Board for accepting proposal for putting sidewalks on other side of guardrails by Holiday Lake.

Communications - Judy Manning go on website to sign up for newsletter. Will be interviewing Board members so community know them.

Motion to accept the minutes from Committees - No minutes

Directors Comments - Brad Smith need help RV Boat compound. Kathy Schroeder need residents help, lots to be done.

Members Comments - Edith O'Brien invite to play scrabble, Dirk Schroeder 20 + commercial properties in Shores should go residential. Submitted to Deed Restriction Committee, needs major modifications, need to talk to County about changing. Shanna explained PUD, what is needed. Lots of hoops to go through. Nick change in commercial declaration has to be approved.

Dan Skawinski - post card says 75% homeowners have to approve changes. Is that homeowners in attendance at the meeting? Didn't receive ACC notice. Shanna Changes in ACC manual went to Attorney. Request state Statute, and records available. Shanna request must be certified letter by mail.

Kevin Durn are there checks /balances on KB homes. Who's dealing with KB Homes. KB homes must do sidewalks on both sides of the road. Shanna to ask KB for plans on sidewalk/road/construction to be displayed or given out at the March meeting.

Lots of pollution from tree burning, County approved KB Burning. Mary- will be smaller piles, a different accelerant.

Motion to Adjourn Meeting Carol McCutcheon, 2nd Brad Smith - all in favor 7:30PM

SASSC Secretary

Carol McCutcheon