

ST AUGUSTINE SHORES SERVICE CORPORATION
790 Christina Drive
St. Augustine, FL 32086
Tel. 904-797-6441
Fax: 904-797-7441
www.staugshores.org

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

The monthly meeting of the Board of Directors was held on December 14, 2023, at 6pm.

There were present the following:

Mary Jenson
Kathy Schroeder
Carol McCutcheon
Nicolas Arocha
Debbie Scogin
Jill Kiefer

Being six members of the Board of Directors. Also, in attendance was:

Shanna Fredrickson, GM
Christine Hart, Assistant Manager

After the meeting was called to order by Mary Jenson, the Pledge of Allegiance was recited followed by a moment of silence and the roll call. The minutes from the following meetings were approved:

November 9, 2023, Motion to accept the minutes by Kathy Schoeder and seconded by Nicolas Arocha.

November 16, 2023, Motion to accept the minutes by Nicolas Arocha and seconded by Kathy Schroeder.

Mary Jenson gave the President's Report and touched on the following topics:

- Roof Restoration completed.
- Board reviewed and worked on the status of the project priority list.
- Election 2024 – three (2) open Director seats to be filled. Applications must be received no later than February 16, 2024. Election results are to be announced at the May 2024 Annual Members Meeting.
- Asking for Chairperson and others for the Director Search Committee.

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Shanna Fredrickson gave the General Manager's report and touched on the following topics:

- Installation of front door sign
- Current software being updated within 60 days
- Cameras for the Pier and Parking Lot installation after the first of the year (2024)
- Updated Newsletter design
- CPA – Process of interior audit beginning next week
- As of the January 2024, Members may sign onto the website to view their payments
- Currently, seven-hundred Members HOA accounts are in arrears

- The Shores office staff consists of five employees including one bookkeeper to monitor, past-due accounts and begin collections for all overdue assessments. There are approximately thirty-five hundred residents in the Shores Community
- Worked on property lakes, fountain and fire alarm system concerns.
- Window tint for windows throughout the clubhouse and office area
- Ordered swings for the playground
- Talked to Vendors about a retaining wall by the Disk Golf
- New updated rates for clubhouse rental. Three new Instructors, and near full capacity for all activities

LEGAL:

- Thirty-two (32) Homes in collections and legal action
- One (1) Mediation on the Pool area construction
- Forty-three (43) Deed Restriction violations

A motion to approve and eighteen percent (18%) interest only charge and new collection procedure by the General Manager, Shanna Fredrickson was made by Nick Arocha and seconded by Debbie Scogin.

Payments are due on the first day of each month. After thirty days the past-due account is sent to the Shores Attorney for further collections.

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OLD BUSINESS:

Roof Renovations – Stucco will be completed on the chimney when the weather clears. Touch up painting will be completed on all doors and window in the clubhouse. The granite counter and bookshelves are completed and installed in the multipurpose room.

INSURANCE UPDATE:

Working with the Insurance Adjuster, Skip Abrams to collect a total amount of \$33,000. \$20,000 for chimney damage and \$13,000 for mold remediation caused by deferred maintenance.

SWALES: The General Manager, Nicolas Arocha and Debbie Scogin met with St. John's County with Joint frustration regarding multiple ruts in the swale. SJCO is obtaining estimates for repair costs and forwarding the information to the State Attorney.

Posting of a \$250 Reward for any information on person(s) making these ruts has resulted in identifying two people.

The President, Mary Jenson reiterated that this activity is a crime and if there is a video present, or anyone can take a picture of the actions towards this damage including pictures of license plate please contact the HOA office immediately.

NEW BUSINESS:

All Directors continue to work on their priority lists.

Mary Jenson, Nick Arocha, Deb Scogin and Shanna Fredrickson, met with St. Johns County regarding the drainage issues at Deltona Blvd. and Shores Blvd. Also, Sevilla Dr. and additional areas. Nick Arocha made a motion to approve obtaining an Engineer Firm to inspect the drainage issues in the amount of \$20,000. Debbie Scogin seconded the motion and the Board approved unanimously.

General Manager, Shanna Fredrickson would like to rebrand The Shores with a new and updated Logo to modernize the look of the community that may assist with increasing the property values. Nick Arocha made the motion to approve the Logo and Debbie Scogin seconded the motion. A vote ensued and the new Logo was approved unanimously.

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COMPOUND COMMITTEE:

Nick Arocha met with the committee members and has evaluated the needs going forward. Nick Arocha made a motion to nominate Mike Shannon, Dan Skawinski, and Greg Harald to the committee. Carol McCutchen made a motion to accept the new committee members and Kathy Schroeder seconded it. A vote was ensued and approved unanimously.

NEW BUSINESS:

A motion was made by Carol McCutchen and seconded by Kathy Schroeder to nominate Mike Shannon as Chairperson of the RV Compound committee. All approved unanimously.

ARCHITECTURAL CONTROL COMMITTEE:

The ACC meeting minutes of November 13, 2023 were approved at the ACC meeting on December 11, 2023.

25 New construction applications submitted by KB Homes, One shed application from a Homeowner, One fence application from a Homeowner and a revised application from Groundswell Shores Partners, LLC for the previously approved Daycare Facility.

Chairperson, Janice Goetz gave the monthly report including Homeowner Allison Munroe of 711 Medina Avenue present with an appeal to the disapproved plans for a fence. Ms. Munroe proposed a fence beyond the corner side street Lot line setback and asked to bring the fence forward beyond the rear corner of the home.

The Board of Directors may not allow variances per the governing documents. A motion to deny the proposed fence plans was made by Jill Kiefer and seconded by Debbie Scogin. Three Board members, Mary Jenson, Kathy Schroader, Carol McCutcheon, voted to deny the appeal and one Board Member, Nicolas Arocha abstained. Appeal has been denied.

COMMITTEE MEMBERS:

President, Mary Jenson discussed the importance and requested that all committee members sign the Code of Conduct Waiver because the committees are an extension of the Board of Directors. In addition, there are new protocols for committees that include the Reports, Agenda and Meeting Minutes. Meetings shall be posted and cleared with the Shores office.

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BUILDING, GROUNDS & BEAUTIFICATION:

Chairperson, Dick Schroeder presented the work order list progress. The General Manager and President created a priority list of projects. A thank you to Dan Skawinski for his work on the ballyards. More volunteers are needed.

DEED RETRICATION COMMITTEE:

Mary Arocha discussed having the committee look at all eight units. Mary would like to have Kate Thomes appointed to the committee and have Nick Arocha as a Board Liaison. Kathy Schroeder made a motion to appoint Kate Thomes to the committee and Nick Arocha as the Board liaison. Carol McCutcheon second the motion. All approved.

An official meeting will take place on January 8, 2024, at 6pm.

DIRECTORS COMMENTS:

Nick Arocha wished everyone Happy Holidays.

Jill Kiefer will be the Liaison for the Activities Committee.

MEMBERS QUESTIONS & COMMENTS:

John Ward - had concerns regarding tennis courts. Debris, pine leaves and leaves are left on the courts, and he takes the liberty of blowing the debris off. The ball machines can't get through the roadway or field. Lights are needed so the Lacross team vehicles park across at the other parking lot.

A solution would be to open the dirt road, install gravel with a split rail fence. Signs are recommended restricting the area to Residents Only. Mary Jenson suggested Members give their names and email addresses to Debbie Scogin. Debbie Scogin and Nick Arocha are working on funding regarding costs for solutions, etc.

Roy Souza – Is concerned about the locked gate at the tennis courts. Worried it will take too long if 911 needs to be called to open the gate for emergencies. He suggested leaving the gate open from morning until dark. Debbie Scogin and Nick Arocha are working on alternative methods.

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Linda Harper – The pipe near a Unit located in The Conquistador Condominiums has water flowing and she believes it may be coming from the Shores easement property. Nick Arocha reviewed the survey of the Riverview Club property, and it reflects that the problem is directly related to the Conquistador property. There is the question of whether the pipe was installed by which property.

Mikala Kidd – Received a notice about her dogs and wanted assistance with the procedures on validating the HOA claims. The question was what is the process with paperwork? All the claims are false because she believes the neighbor wanted her dogs gone.

The General Manager has verified the event and issue with the Police and Animal Control. The dogs are a safety concern. The HOA responded with multiple letters and currently the issue has been sent to the HOA Attorney for the protection of the HOA. The President, Mary Jenson is unable to respond to the Homeowner's questions because it is in Legal.

Meeting was adjourned.

Carol McCutcheon

SASSC Secretary