

Working Board Business Meeting Minutes

St. Augustine Shores Service Corp. May 22, 2023

by Kathy Schroeder, Secretary

Meeting was called to order at 6:04 pm by Sue Chitwood President

Sue Chitwood, President

Mary Jenson, Vice President

Robert Stanton, Treasurer

Kathy Schroeder, Secretary

Carol McCutcheon, Director

Tina Casto, Director

Absent:

General Manager Joe Smith

Austin Dietly-resigned

Treasurers Report:

Mr. Stanton had no report to give to the Membership or Board. He subsequently resigned from the board.

Motion:

Engaging/hiring a certified licensed professional or professional firm to provide an estimate of cost and time to perform an environmental, structural and mechanicals (hvac systems included) investigation, assessment and report of the internal and exterior condition (roofs included) of the Riverview Compound main and accessory buildings as

Directed by the St. Augustine Service Corp. Board of Directors and/or its duly appointed representative. Due by June 22, 2023.

After discussion on the inspection of the building a motion was made to get 3 estimates on the entire building. Motion was approved.

Motion:

To have GM Joe Smith & Association Counsel provide a detailed written report briefing the Board on the status of the insurance negotiations and goals for the storm damage claim filed for the Riverview Compound main and accessory buildings. Report to include explanation of current negotiations, who is involved in the negotiations. Is the attorney involved? Monies received or pending. Status of roof clay tiles and materials (provide sample tile). Information and background on the roof contractor. Detailed explanation of the roof repairs and internal work such as walls, etc. Who is or will be in charge of the environmental investigation? Should bidding be considered after all the time that has expired. Report due by June 22, 2023.

Riverview Club roof replacement , motion made to get a briefing and a report on the status of the replacement. Motion was approved.

Motion:

GM Joe Smith and Association Counsel provide a written report briefing the Board on the status of the pool deck litigation. Provide a history of the 8 plus years of litigation from the date of the deck construction to the present, damages claimed and goals of the litigation at this point. Assess pros and cons and costs of continuing litigation after all the time

that has expired. Litigation case number CA181153 Shores v Perry's Pools. Report due by June 22, 2023.

After discussion on the pool deck litigation a motion was made to have GM Smith provide a report on the status of the ongoing litigation. Motion was approved.

Motion:

A motion was made to table discussion regarding the motion room until the August meeting. Motion was approved.

Motion:

Communicating with our residents regarding announcement of our HOA meetings was discussed. Motion was made to put signs out at least 24 hours before the meeting announcing the meeting day and time. Motion was approved.

Motion:

A motion was made to obtain the existing contracts with the Service Corporation for the Directors to review. Motion was approved.

Meeting was adjourned at 8:58 p.m.