

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

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

The special open meeting of the Board of Directors was held on November 16, 2023 at 3pm.

There were present the following:

Mary Jenson
Carol McCutcheon
Nick Arocha
Deb Scogin
Brad Smith
Jill Kieffer

being all members of the Board of Directors. Also in attendance was:

Shanna Fredrickson, GM
Christine Hart, Assistant Manager
Tammy Murdock, Resident
John Grexa, Resident

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. Mary Jenson stated that the minutes from several meetings need to be amended. Carol McCutcheon made a motion to approve the amended minutes from the August 10, 2023 meeting to include the appointment of Deb Scogin with the effective date being September 1, 2023 and Brad Smith seconded the motion. All voted in the affirmative. Brad Smith made a motion to approve the amended minutes for the September 14, 2023 meeting to include approval of line of credit for up to \$700,000. Nick Arocha seconded the motion. All voted in the affirmative.

Mary Jenson stated the purpose of the working meeting was to discuss topics related to the building renovation and to vote on topics at the monthly meetings.

Project Wrap Up:

1. Library-granite work to begin on Monday 11/20/23. Two bookshelves install in multipurpose room. Estimated cost \$3000.00
2. Furniture- still to be purchased. Shanna Fredrickson stated around \$20,000 at most to complete
3. Artwork- some pieces donated, others included in furnishing cost

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4. Chimney-delayed due to rain. Sheegog give credit of \$1200-\$1400 for canopy damage or will deduct from the bill. \$24,000 withheld. East wall stucco - \$3700.00 not yet paid.
5. Office Glass- early next week to be installed \$1200.00
6. Fire alarm system- needs updating and dedicated electrical
7. Outside lights- needs electrician, on all day long
8. Need to replace missing lights walking to the pier. Missing since Hurricane Matthew. All timers are reset.
9. Painting ballroom doors. Stucco work doors to pool. \$500.00
10. Light by the ladies room needs to be replaced/updated

Future Projects:

1. Acoustics- Sonic Guards in ballroom and mini ballroom not good because tiles are flat. Only 25% improvement to the sound. \$12-\$14,000 plus installation. Meeting with Henry, Nick, and Kathy. Get acoustic engineer and try different solutions working together to improve situation- panels and curtains. Nick Arocha working on audio/visual solutions. Eight mic setup, podium for speakers, equipment stored in ballroom closet. Not for bands/DJ's to use. Speakers can use it.
2. Carol McCutcheon- Pier-
 - a. cameras for pier. \$300.00 @ 3-4, two at the gate, two by gazebo/sitting area.
 - b. Put a panel/siding on side of gate to prevent people from climbing over
 - c. Lights along the pier
 - d. Green lights-missing two, broken off by kids climbing on boat. Clamps on some rusting. Can they be moved under the pier
 - e. Sink area- need to replace wood, or get stainless steel or marine grade
 - f. Solar lights on benches
 - g. Pole holders
 - h. No docking of boats and rule signs to be put on pier
 - i. Replace red boards
 - j. Painting/staining or pressure washing, need to follow EPA rules and regulations
 - k. Inspection of pier-army corp of engineers
 - l. Maintenance of pier \$30,000
3. Fence- by pool and AC units. Caterers and AC maintenance must be able to access area. Cost \$8-\$10,000
4. Pool bath- redo floor- ground and repaint. Two sinks and urinal done
5. Pool pump house- GFI and remove conduit, label chemicals, how to use, need eye washing station, gloves, goggles, signage-keep out chemicals.
6. Pool grates- 10 years old
 - a. Pool permit paid annually
 - b. Divers to change the filters/grates bottom of pool. Brad said he can do it
 - c. Resurfacing of pool \$150,000 – several years out for this to be done
7. Restroom -redo- \$100,000 plus

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8. Entrance way to ballroom- replace canopy \$11,000-\$15,000. Tiles-replace with concrete
9. Landscaping- revamp entrance, medians, front of building, scale back on mulch, get rendering of project and then vote on it
10. Kitchen-getting it up to code. Clean and paint
11. Drainage- 10 locations pipes are the Shores. 124ft long. Domenico and Sevilla have collapsed pipes. Dredge and maintain them. Golf course needs to fix their pipes. Shores and Deltona second collapse. Cost of a consultant \$20,000 for up to ten locations. Check to see if there's a motion that was made.
12. Retention wall- replacement. Jason Baker sending quote
13. Playground-swings to be replaced, old yellow digging toy needs to be painted, mulch to be replaced
14. IT- replace computers \$25,000. Equipment not updated since 2000. \$3000.00/month to use
15. Website- revamp \$6-\$12,000
16. Recreational- bocci ball, pickleball, volleyball, etc.
17. Window tinting - \$5,000 whole building

Projects ranked from 1-10, 1 the most important. Mary will type up the list.

Director's Comments: None

Member Comments:

1. John Grexa- Advertise community to come to meetings, good turnout at meetings. He didn't realize the building wasn't being maintained for the last 20 years
2. Tammy Murdock-What are we doing about people not paying dues. Shanna-1,100 people not paying

Nick Arocha made a motion to adjourn the meeting and Kathy Schroeder seconded the motion.
Meeting adjourned at 5:05pm



Carol McCutcheon

SASSC Secretary