

ST AUGUSTINE SHORES SERVICE CORPORATION

BOARD OF DIRECTORS MEETING

OCTOBER 19, 2023

5:30 SOCIAL

6:00 MEETING

MINUTES

CALL TO ORDER

PLEDGE

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE MINUTES (SEPTEMBER 6TH, SEPTEMBER 14TH AND OCTOBER 4TH 2023)

PRESIDENTS REMARKS: Mary Jenson gave an update on the renovations and the vision for the clubhouse. We want to be transparent and respectful at all times. Mary invited any resident interest to apply for the open board position available. You must be in good standing with HOA dues up to date. November 9th will be our grand opening of the clubhouse. Everyone can tour the building before the meeting. We also want to invite everyone to help us name the rooms.

TREASURER'S REPORT: Nicolas Arocha gave the members the monthly update for the Treasurer's report. Copies were given to the members at the beginning of the meeting.

AUDIT COMMITTEE- John Poage, Audit Committee chair let the members know that the fiscal year report is still be worked on and there will be continued updates. Mid November things should be in better order. The January 2024 reserve study will also be worked on.

GENERAL MANAGERS REPORT: Shanna Fredrickson updated the members on many things:

- Mr. Roland Palmer requested financial records. She gave him estimates.
- Our previous vendor Professional Services overcharged us over \$7,000.00 and refunded us the money owed.
- J Janitorial Cleaning was hired for cleaning services of the clubhouse.
- RV Compound, inventory will be taken and this is an ongoing project. Spots are available for rent. Vehicles will be towed if the monthly payment is not made.
- Deed violations, daily driving of the neighborhood to tackle any issues is ongoing.
- Working with Baker to revamp all entrances
- Affective December 1, instructors will rent from St. Augustine Shores Service Corp. and the instructors will come up with their own fee schedule.
- KB Updates: FPL agreement they will put up 24 street lamps. Dog park has been removed. Common area irrigation system installed. Entrance areas and ruts will be cleaned up after Phase I is finished.

OLD BUSINESS:

ROOF AND RENOVATION UPDATE: Brad Smith gave an update on all renovation projects. Roof life now at 30-35 years. We have the largest ballroom in St. Johns County.

TIMELINE FOR COMPLETION: It will be around 6 weeks for everything to be finished up in the clubhouse.

PROJECT COSTS UPDATE: A Pie Chart was put up on the television and an explanation was given.

NEW BUSINESS:

RUTS IN THE SWALES: This is an ongoing problem. The county has installed reflectors to try to help. Baker will go out and seed the area in hopes of trying to make it look better.

DRAINAGE: There are 12 areas in the neighborhood that have drainage issues. Nicolas Arocha has been in touch with the county and this will be an ongoing project.

GRAND OPENING: November 9th with a tour of the building and the members are asked to help name the rooms.

COMMITTEE REPORTS:

ACC COMMITTEE UPDATE: ACC committee was unable to attend.

BUILDING & GROUNDS/BEAUTIFICATION COMMITTEE UPDATES: 3 concrete benches were relocated and placed around a few of the lakes.

DEED RESTRICTION COMMITTEE: This committee will start to review our governing deed restriction documents.

NAMING THE ROOMS: We invited the members to help us with naming the newly renovated rooms.

DIRECTORS COMMENTS:

MEMBER COMMENTS: Ideas: 4-way stop at Shores and Christina at Sabal Estates. Have better striping on Christina Drive.

ADJOURNMENT

A handwritten signature in black ink, appearing to read 'M. Jenson', written in a cursive style.

MARY JENSON, PRESIDENT

POSTED OCTOBER 17, 2023