

ST AUGUSTINE SHORES SERVICE CORPORATION

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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

The monthly meeting of the Board of Directors was held on August 10, 2023 at 6:00pm.

There were present the following:

Sue Chitwood

Mary Jenson

Nicolas Arocha

Kathy Schroeder

Carol McCutcheon

Brad Smith

being all 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 Sue Chitwood, the Pledge of Allegiance was recited followed by a moment of silence and the roll call. The minutes from the July 13, 2023 meeting were approved. *Mary Jenson made the motion to approve the minutes and it was seconded by Nicolas Arocha.*

John Poage presented the Audit Committee Report.

Nicolas Arocha presented the Treasurer's Report. *Carol McCutcheon motioned to approve the Treasurer's Report and it was seconded by Kathy Schroeder.*

Sue Chitwood presented the President's Report. She extended her positive comments on how well the Board and General Manager are continuing to work positively together for our community.

Kathy Schroeder made a motion to appoint Deb Scogin as Director for the HOA. Brad Smith seconded the motion.

Shanna Fredrickson presented the General Manager's Remarks. She gave updates on KB Homes and how we are trying to work with them to make sure the rules are followed for our community/HOA. She also gave updates on the lakes and ponds. We have a company that will be starting withing the first two weeks of September. This will take time so she asked that everyone be patient with this. The office will be getting much-needed software and IT updates. She also updated us on the deed violations and the number of violations she's given out. To the date of the meeting, there were 58. Christine Hart, our

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assistant manager, and Shanna drive the neighborhood once a day to check on progress and see any other violations there might be to report.

Old business:

Roof updates- Roof replacement started late due to weather. The pool bathhouse and clubhouse are now finished.

Ceiling & Flooring-This work will be done to remove the ceilings and flooring damaged by the flooding.

Timeline:

HVAC-This will be replaced as the renovations get underway.

MOLD-Mold remediation will begin August 21st.

New Business:

Office Renovations-These renovations will start as soon as mold remediation is complete. Areas will be sealed off so the effected areas can be ripped out and disinfected.

Pool Update-All pool pump equipment is now in working order and the pump house has been fully cleaned and redone. The pool is working, and daily chemical checks and cleaning are ongoing.

Coquina-The coquina chimney was removed. The coquina was very unstable. We saved as much as we could, and it is being stored on the property. We will use the pieces as accents around the clubhouse and community. The new chimney will have a stucco finish with new paint.

Committee Reports:

ACC-no report given.

The Building & Grounds-Report was given on the crosswalk at Deltona Blvd at Aragon Park. The Beautification Committee was out there and trimmed a bush so oncoming traffic had a better view of the people crossing. At that sidewalk, volunteers also shoveled the sand off the crosswalk and then blew off the rest. The railroad ties that are there still don't prevent some of the sand from gathering, but its much better than it was.

Communications-Second newsletter has been distributed and the next one is in the works.

Director Comments-Nicolas Arocha gave an update on the drainage issues currently around the neighborhood. He has a good contact at the County and will be working closely with them.

Membership Comments-RV Compound questions were asked about fees going up. That area has to be maintained and all costs are going up for that as well. It is still a reasonable increase for our residents compared to outside the neighborhood storage facilities. A question was brought up on closed

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meetings the board has had versus open meetings. Our open meetings are posted for the members to attend. The closed meeting are for legal, financial, and personnel discussions and not for the members. Concerns about KB Homes were discussed. Making sure they're turning in their permits in a timely manner. This is still being worked on along with the ACC Committee.

Adjourn


Kathy Schroeder

Secretary