

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

APRIL 13, 2017

The St. Augustine Shores Service Corporation's Board of Directors meeting was called to order by President James O'Such at 7:00 P.M. Present: Treasurer Claire Lorbeer, Director Philip Van Tiem, Vice President Austin Dietly, Director William Ney and Secretary Sue Chitwood. Quorum Established. Absent: Director Winston Burrell.

The Invocation was given by General Manager Smith followed by the Pledge of Allegiance.

Approval of the Minutes – March 9, 2017.

Motion:

Director Van Tiem made a motion to accept the minutes as presented. Seconded By Treasurer Lorbeer. Unanimous. The motion carried.

Treasurers Report – Read by Treasurer Lorbeer accepted for audit.

General Manager Smith explained the decrease in the operating fund and the increase in the reserve fund.

Managers' Report - Joseph H. Smith III

Discussion on Proposed Deed Restriction Amendment to Raise Cap Fee.

President O'Such explained that the request to raise the cap to \$50 at a maximum of 5% per year was initiated because we are currently at the maximum assessment cap of \$30. Hurricane Matthew forced us to exceed our budget in debris removal and asset replacement and prudent planning would allow for future unexpected disaster damage.

The Board will not raise the amount of assessments annually unless the need arises. The alternative is special assessments or using reserved funds scheduled for future asset replacement.

General Manager Smith provided details of the excess expenses related to the storm and details of rising costs to operate the business.

Progress on Board Goals

Curb Appeal

We have applied fertilizer to the medians and the shrubs.

We are mulching the landscaped areas around the Riverview Facility.

We worked with the Developer on the landscaping at the entrance to San Savino installing stone walls and some Florida friendly landscape.

Safety and Security

General Manager Smith presented 3 bids to pour a cap over the shuffleboard courts at Aragon Park to provide a safe court for the children to play basketball.

The specifications: Furnish all materials and labor to form a 60 foot by 50 foot court area, fill low areas with asphalt millings, pour 3 inches of 3000 PSI concrete and saw cut control joints.

DN Concrete, a preferred vendor, \$7950

James Keller Construction \$10750

Mike Thompson Concrete \$9500

Smith explained that there are funds budgeted in the reserve study for concrete/asphalt repair scheduled to be expensed in 2019 – 2020 and again in 2023 and 2024.

There are 3 sections of concrete that need to be repaired at Viscaya Boulevard and the ditch that runs to Holiday Lake and 3 sections of sidewalk behind the lots on Deltona Boulevard across from the Church.

This would require an additional \$3065.

Board Discussion.

Motion:

Secretary Chitwood made a motion that we award the project to DN Concrete. Seconded by Director Van Tiem.

Lou Tracy commented on the sidewalks around the lakes.

Smith offered to walk the sidewalks with Tracy.

Unanimous. The motion carried

General Manager Smith informed the Board that he had solicited 2 bids to resurface the tennis courts and that he was pursuing a 3rd. The cost is \$12000.

Committee Reports

ACC Committee – General Manager Smith

The ACC held one meeting in the month of April.

They approved:

7 fences

4 new homes

1 pool enclosure

2 pools

1 porch addition

4 sheds

Total approved YTD 334

President O'Such made a request to the Board to change the time of the ACC meetings to 6:00 p.m. instead of 4:00 p.m. to make it easier for the working people to attend.

He informed the Board that if we do change the time the ACC chair stated that she will resign.

Jerry Zinn offered to fill the vacancy if needed.

Motion:

Director Ney made a motion to change the time to 6:00 p.m. Seconded by Treasurer Lorbeer.

Mrs. Amato commented on the current ACC chair.

5 yes votes 1 no vote Director Van Tiem. The motion carried.

Riverview Building and Grounds Committee – Nicolas Arocha

He informed the Board that he understands the process and chain of communication and that he was trying to recruit new members.

We are still waiting on the new hardware for the entrance doors.

Home Office Applications

Eric William Macedonia 209 Merida Road for the purpose of a consultative website design and development company. He agrees to abide by County Ordinance 95 – 9.

Motion:

Treasurer Lorbeer made a motion that we approve the Home Office Application for 209 Merida Road. Seconded by Director Van Tiem. Unanimous. The motion carried.

Deed Violation Report

The report was presented to the Board.

Directors Comments:

Secretary Chitwood stated that she will not be at the annual meeting.

President O'Such thanked her for her service on the Board.

Director Ney commented on how nice the landscape throughout the community looks. He has received numerous compliments from our residence.

There was comment and discussion on the irrigation at the South entrance.

Director Van Tiem invited this year's Board candidates in attendance to introduce themselves.

Nicolas Arocha, Jeremy Duncan, William Ney and James O'Such.

Treasurer Lorbeer commented on the sidewalk repair and the wildlife in the Shores.

Members Comments:

John Grexa commented on the four lane addition to Shores Blvd.

Nicolas Arocha commented on the budgeting process and his appreciation of how we operate the business on \$30 a month per property.

There was comment on the ability to operate the business on a cap of \$30.

Dominic Ferrera commented on exhibit A in the packet.

Jeremy Duncan commented on the Cap increase.

Meeting Adjourned.

President

Secretary