

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

August 10, 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, Director Thomas Filloramo, Director Jeremy Duncan, Secretary Nicolas Arocha. Absent Vice President Austin Dietly. Quorum Established.

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

Approval of the Minutes – July 13, 2017.

Motion:

Director Duncan 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 increase in the operating fund and the increase in the reserve fund.

Managers' Report - Joseph H. Smith III

Discussion on Amendments to the Declaration of Restrictions.

The Board of Directors discussed Amendments to the Deed Restrictions to be presented to the membership.

6.01 Fence provisions.

10.08 Safe Harbor provisions.

11.03 Fee provisions.

There was also discussion on combining the 8 Units into 1 Master set of Restrictions.

Director Filloramo was asked to inquire about restricting color of the exterior of homes.

Board Discussion

The membership commented on their appreciation of the different colors of the homes in the community.

Motion:

Director Duncan made a motion that we move forward with amending the Declaration of Restrictions for a vote in May of 2018 and would like to ask that President O'Such, General Manager Smith, and Jerry Zinn Chairman of the ACC, meet with legal counsel to discuss these changes and report back to the Board. Seconded by Secretary Arocha. Unanimous. The motion carried.

St Augustine Shores Activities Club Membership and Activities Participation.

There was discussion on lowering the minimum requirement of class participation for instructors to be paid. The minimum is currently 10 participants per class.

General Manager Smith provided statistics on class participation.

There are currently 190 members in the Activities Club. 123 are residents and 67 are non – residents.

Chair Yoga, Yoga, Water Aerobics, Exercise, Zumba, and Ballroom Dance are the current activities and all are meeting the minimum requirement.

Director Duncan recommends we keep the minimum at 10 for 7 months of the year and change the minimum to 5 for 5 months of the year.

Board Discussion.

Motion:

Director Duncan made a motion on the recommendation. Seconded by Treasurer Lorbeer.

There was comment from the membership on short term courses.

There was comment on the teachers taking the initiative to recruit.

Board Discussion.

5 affirmative votes to approve the motion, 1 abstention Secretary Arocha. The motion carried.

Progress on Board Goals

Curb Appeal

The Basketball goal has been installed at the court in Aragon Park

The irrigation project in the median at Shores and Christina will commence this week.

Tract A Unit 7 has been cleared to provide safety at the access to the tennis courts.

The tennis court resurfacing project is complete and the courts are scheduled to reopen August 16.

215 Palm trees in the common areas of the Shores are being trimmed.

The entrance to Tuscany Ridge has been planted and a paver wall will be installed.

Safety and Security

A combination lock will secure the courts and access is to be applied for at the office.

Operations

Treasurer Lorbeer would like to open Aragon Park and add amenities such as a grill, playground, picnic tables, lights, and benches.

Board Discussion

We need to provide a report to the Board on costs for these requests and on security for patrol of the area.

Committee Reports

ACC Committee – General Manager Smith

Variances:

Nicholas & Toni Lekas 691 Medina Court – request a variance to bring the fence forward of the rear of the house to enclose the side door to the garage with a black aluminum fence. Toni Lekas provided pictures.

Motion:

Director Duncan made a motion to grant the variance. Seconded by Director Van Teem. Unanimous. The motion carried.

The ACC Committee held one meeting in the month of July.

They approved:

6 Fences

1 Florida Room

2 New Homes

1 Screen Room

3 Pools

3 Sheds

Total 16 YTD 18

Riverview Building and Grounds Committee – Mary Arocha

The committee meetings will be held the 3rd Wednesday of every month.

The first meeting will be on August 16th at 7:00 p.m.

There are 6 members and they welcome new members.

Deed Violation Report

The report was presented to the Board.

Directors Comments:

Treasurer Lorbeer commented on the landscaping looking good and the beauty of the bike paths and the shore birds.

Director Van Teem wanted an update on the pier. We are working on commencement of the project.

Director Filloramo commented on the offer that Appleby’s presented to donate 10% of each bill to the pier project for meals purchased by Shores residents on August 22.

Members Comments:

There is a request to trim the area between the Riverview Facility and the Canopy Park.

There was comment on security in the Shores and maybe placing more cameras at the entrances to the Shores.

Board Discussion on security solutions and speeding vehicles.

Meeting Adjourned.

_____ President

_____ Secretary