

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

August 9, 2018

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: Vice President Austin Dietly, Treasurer Claire Lorbeer, Director Leonard DiTomaso, Director Thomas Filloramo, Secretary Nicolas Arocha, Director Philip Van Tiem. Quorum Established.

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

Approval of the Minutes – July 12, 2018

Motion:

Director Filloramo made a motion to accept the minutes as presented. Seconded By Secretary Arocha. Unanimous. The motion carried.

President James O'Such resigned. He is moving to Georgia.

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.

General Manager Smith presented 1 collection issue.

The homeowner has a past due balance of \$2151.29 as of July 2018. They are proposing a payment plan to pay off the debt and stay current for 12 months. They will make an initial payment of \$225.29 and then pay \$225.00 for the next 2 months and then \$224.00 for 9 months to stay current and pay off their balance.

Motion:

Treasurer Lorbeer made a motion to approve the payment plan as presented. Seconded by Director Filloramo. Unanimous. The motion carried.

Managers' Report - Joseph H. Smith III

Progress on Board Goals

Curb Appeal

Replaced the dead plumbago on Christina Drive with knock out roses.

Summer turf fertilization is complete.

Installed 370 feet of 1.5-inch schedule 40 pvc pipe for water to the pier. The original pipe was clogged from the water surge of 2 hurricanes and it failed.

Safety and Security

We located an old power source at tennis courts. There is a handhole and a transformer to power a security access system.

We have made application to FP&L for a check on the handhole and riser.

General Manager Smith presented a bid for the tennis court driveway from Hobbs Land Development to spread 8 loads of clean fill dirt and 4 loads of #57 stone for \$4500.

Board Discussion

The Board decided not to fill the driveway and to close off entrance except for maintenance personnel.

Operations

There are 5 people that have expressed interest in filling the vacant Board position.

We will conduct interviews at 6:00 p.m. on September 13 prior to the 7:00 Board meeting.

Smith presented an email from the Army Corp of Engineers stating that we do not need a permit for the reconstruction of the pier.

We can request a compliance inspection from the Corp.

Committee Reports

ACC Committee – General Manager Smith

The ACC held one meeting in the month of July.

They approved:

7 fences

1 screen room

1 swimming pool

1 utility shed

Total YTD 10

Deed Restriction Amendment Committee – Kate Thomes

She presented a report on their efforts to approach each unit about the 75% affirmative votes required to change our governing documents.

They plan to set up booths at the yard sale and try to encourage participation.

The Board would like to amend the Deed Restrictions to require 51 % of the total number of properties to amend the documents.

Secretary Arocha inquired about the internal audit committee and offered to serve on the committee.

He would like volunteers for the committee.

Home Office Application

Natalie Pickles, 121 Andora Street for the purpose of an online children's clothing boutique.

Motion

Vice President Dietly made a motion to approve the home office application as presented. Seconded by Director Filloramo. Unanimous. The motion carried.

Deed Violation Report

The report was presented to the Board.

Director DiTomaso discussed the lawn Deed Restriction and would like to approach legal counsel on enforcement.

Secretary Arocha inquired about the process.

General Manager Smith explained the process.

There was inquiry about a lattice at 758 Bahia Drive.

General Manager Smith stated that the request for this lattice is being handled through the proper channels.

Directors Comments:

Secretary Arocha requested that we continue the weekly updates.

Treasurer Lorbeer inquired about the failing bridge at North Holiday Lake.

General Manager Smith classifies this damage as an emergency safety issue.

Smith had DN Concrete provided an estimate on repairing the failing concrete bridge with a treated wood bridge. The bid came in at \$7500.

Motion

Secretary Arocha made a motion that we accept the bid from DN Concrete and address this safety issue. Seconded by Director DiTomaso. Unanimous. The motion carried.

Director Van Tiem would like General Manager Smith to approach the Fire Department about the tall weeds on Hondo Drive.

Meeting Adjourned.

President

Secretary