

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

DECEMBER 14, 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: Vice President Dietly, Treasurer Claire Lorbeer, Director Jeremy Duncan, Director Thomas Filloramo, Secretary Nicolas Arocha. Absent: Director Van Tiem. Quorum Established.

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

Approval of the Minutes – November 9, 2017.

Motion:

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

Treasurers Report: Presented by Treasurer Lorbeer. Accepted for audit.

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

Managers' Report - Joseph H. Smith III

Discussion on Amendments to Deed Restrictions – Jeremiah Mulligan

Coquina Law Group submitted a proposal that outlines the procedure to amend the Deed Restrictions.

Mulligan explained the process. His main concern is time available for marketing these changes.

Director Duncan would like the Board to proceed with the amendments during this fiscal period.

He recommends that we change the voting percentage first.

President O'Such supports that idea.

Mulligan recommends that we change the voting percentages this year and work on the other amendments next year.

Mulligan will provide an outline for the January Board meeting.

Deltona Maintenance Easement Release Request – Jeremiah Mulligan

Discussion on the screen enclosure and fence that are encroaching on the maintenance easement at 432 Escalante Court.

Mulligan wants to make sure the association is treating everybody equally based on similar issues from the past.

He requests that the homeowner provide a new survey that delineates the lot, the easement, and the fence placement.

Motion:

Director Duncan made a motion that we follow the attorneys advise and have him send a letter to the homeowner requesting a new survey. Seconded by Secretary Arocha.

President O'Such suggested that we set a time line on when the new survey will be returned to the Board.

Motion:

Director Duncan amended his motion to add that the new survey needs to be returned to the Board of Directors by January 4, 2018. Secretary Arocha seconded the amended motion. Unanimous. The motion carried.

Storm Water Drainage System Update

G & H Underground submitted a proposal of \$ 64470 to line the 200 foot 24" corrugated metal storm water drainage pipe between Cecilia Court and Baracoa Court.

We are in the process of soliciting two more bids for the project.

Motion:

Director Duncan made a motion that we solicit two more bids and discuss this issue at the January 4, 2018 Special Board Meeting. Seconded by Director Filloramo. Unanimous. The motion carried.

Progress On Board Goals

Curb Appeal

Pine straw has been installed in the medians, at the entrances, and at the Riverview Facility.

We have fertilized the common areas.

The rye seed in the medians is germinating.

Safety/Security

We are soliciting bids for a stand-alone gate operator for the Boat/RV storage compound.

Committee Reports

ACC – General Manager Joseph Smith

The ACC held one meeting in the month of November.

They reviewed 13 applications.

6 fences

1 Florida sun room

1 new home

2 screen rooms

1 pool enclosure

2 sheds

Total YTD 66.

Riverview Building and Grounds – Mary Arocha

The minutes were distributed to the Board.

Mary Arocha inquired about the trip hazard in front of the Riverview Facility.

DN Concrete to submit a bid.

Smith provided the specifications to epoxy the front entrance floor.

Home Office Applications

Rozalia Blenyesi - 600 Domenico Circle Apt.C 14, for the purpose of a cleaning business. She agrees to abide by County Ordinance 95-9.

Motion:

Vice President Dietly made a motion to approve the home office application for 600 Domenico Circle Apt C 14. Seconded by Secretary Arocha. Unanimous. The motion carried.

Melinda Sinyard 394 Madruga Avenue, for the purpose of a house cleaning business and a babysitting business at the client's home.

Motion:

Director Filloramo made a motion to approve the home office application for 394 Madruga Avenue. Seconded by Secretary Arocha. Unanimous. The motion carried.

Deed Violation Report Presented

Directors Comments:

Treasurer Lorbeer commented on marketing our amendments to the Deed Restrictions.

Vice President Dietly commented on marketing to our community.

Secretary Arocha inquired about the pier.

He inquired about the dog breeding issue on Domenico Circle.

Smith read the County Ordinance and the Deed Restriction limit.

Director Duncan inquired about the executive session to conduct the General Managers performance review.

The Special Closed Board of Directors Meeting was scheduled for January 4, 2018 at 6:00 p.m.

Director Filloramo commented on marketing the amendments to the Deed Restrictions.

President O'Such discussed marketing on social media.

Members Comments:

Eric Blacker discussed the failed storm water drainage pipe at Crystal Lake.

He discussed an issue he had about a fence on Altara and stated that a chart that was supplied to him was for structures and buildings and not fences which is referenced in section 13 of the ACC manual.

Kaitlyn D'Corazon inquired about enforcement of restrictions.

Charles Bouton inquired about the missing sidewalks in San Savino.

Tony Wilmoth inquired about the Deed Restriction amendments.

Meeting Adjourned.

_____ President

_____ Secretary