

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

DECEMBER 8, 2016

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

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

Approval of the Minutes – November 10, 2016.

Motion:

Secretary Chitwood 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.

General Manager Smith presented one collection Issue.

The Homeowner has a balance of \$4361.68 as of November 17, 2016 and is currently on a payment plan. They paid a down payment of \$2244.27 and will make 12 payments of \$244.27 and stay current.

They are asking the Board to waive \$358 in interest.

Secretary Chitwood asked about a prior case where we waived interest and wanted to know if it was a hardship.

Motion:

Secretary Chitwood made a motion to table this case until we determine the reason for waiving the interest on a prior case. Seconded by Treasurer Lorbeer. Unanimous. The motion carried.

Managers' Report - Joseph H. Smith III

Motion:

Progress on Board Goals

Curb Appeal

Christmas lights have been installed. We scaled back this year due to the unforeseen expense of clean – up after Hurricane Matthew.

We have planted new stock of white cabbage and red dianthus at all the entrances and the Riverview Facility.

We have spread pine straw in all the beds in the medians.

We are currently edging all the medians and bike paths.

Safety and Security

Tree removal has been the main focus to protect the membership.

Operations

Board Member Vacancy.

Two candidates have expressed an interest in filling the vacancy.

Vice President O'Such stated that President Priester suggested we pick a few people to interview the two members interested and that they bring their recommendation back to the Board for a vote.

O'Such suggests that he and Smith interview the candidates.

Secretary Chitwood would like an e-mail to inform her of the date for the interviews.

Committee Reports

ACC Committee – General Manager Smith

1 variance was presented to the Board.

Merritt – 223 Deltona Blvd – They are K-9 officers in St. Johns and Putnam Counties and would like a variance to place an 8 foot fence at the rear of their property to help deter their neighbor from harassing their dogs and calling in to the Sheriff's office to report barking. They have no privacy because his house sits up higher than their property and he can see over the 6 foot fence.

The ACC denied this request because it is against our governing documents and against County Ordinance.

Secretary Chitwood suggests we contact the owner and tell them that their tenant is harassing the neighbor and should cease and desist.

She suggests we contact our attorney and find out our rights to do so.

Motion:

Secretary Chitwood made a motion that we send the owner a letter about his tenant's harassment and get in touch with the County to find out their criteria. Seconded by Director Van Teem. Unanimous. The motion carried.

The ACC reviewed 14 applications

1 driveway extension

3 fences

2 new homes

1 pool enclosure

2 pools

1 screen room

1 shed replacement

2 tabled

Total approved YTD 286

Riverview Building and Grounds Committee – Judy Vershave

She discussed several projects for the Riverview Facility and passed out a spreadsheet to the Board.

They request we remove the carpet in the Card Room and install wood flooring so lessees could serve food in this room and we can generate more income.

There was discussion on a fee for clean – up.

This damage will come out of the damage deposit.

The next meeting will be held December 13 at 6:30.

They would like the pots at the front door to the Riverview Facility removed.

They would like a runner with the logo RC leading up to the door.

We need to form a sub-committee for the pier replacement project.

This committee could sponsor fundraisers.

Boat and RV Storage Compound Committee – Ray Story

He provided a list of minor action items to the General Manager and these issues were addressed.

The next meeting will be held March 7 at 6:30

They would like to have a 911 address posted on the gate.

A sign should be posted listing emergency contact information.

An updated camera system should be addressed.

New Business

Home Office Applications

Adam and Hayley Hannaford - 368 Valverde Lane - for the purpose of paperwork for a cleaning business. They agree to abide by County Ordinance 95 – 9.

Motion:

Treasurer Lorbeer made a motion that we approve the home office application for 368 Valverde Lane. Seconded by Director Van Teem Unanimous. The motion carried.

Samantha Lee Thomas – 788 Viscaya Boulevard – for the purpose of paperwork for a cleaning business. She agrees to abide by County Ordinance 95 – 9.

Motion:

Secretary Chitwood made a motion that we approve the home office application for 788 Viscaya Boulevard. Seconded by Director Van Teem. Unanimous. The motion carried.

Deed Violation Report

The report was presented to the Board.

Secretary Chitwood inquired about 950 Alcala and a trailer across the street.

Directors Comments:

Director Van Teem complimented the meeting and the presentation from the Riverview Committee.

Secretary Chitwood commented on the leaning and damaged trees.

She inquired about FEMA assistance.

General Manger Smith read an email to FEMA and their response denying our request.

She commented on the plants at the entrance to San Savino. She would like to see a more Florida friendly planting not an annual.

Members Comments:

Richard Nowell commented on the ACC Committee's discontent with the Board approving variances turned down by the ACC.

Darlene Van Teem commented on developing parks at the South end of the Community.

Dog Parks were discussed.

Ivan Kish commented on overruling the ACC Committee.

He inquired about insurance on the pier.

Meeting Adjourned.



President

Secretary