

**ST AUGUSTINE SHORES SERVICE CORPORATION BOARD OF DIRECTORS  
MEETING**

**FEBRUARY 8, 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 Philip Van Tiem, Director Thomas Filloramo, Director Jeremy Duncan and Secretary Nicolas Arocha. Quorum Established.

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

Approval of the Minutes – January 11, 2018.

**Motion:**

Director Duncan made a motion to accept the minutes as presented. Seconded by Vice President Dietly. Unanimous. The motion carried.

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

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

**Collection Issue:**

The homeowner has a balance of \$240 as of February 6, 2018 and they would like to pay \$50 per month for 12 months which would keep them current, pay the attorney fees and interest.

**Motion:**

Vice President Dietly made a motion to accept the payment plan as presented. Seconded by Secretary Arocha. Unanimous. The motion carried.

**Managers' Report -** Joseph H. Smith III

**Discussion on Time of Annual Meeting**

President O'Such stated that he wanted to change the time of the Annual Meeting to 6:00 p.m. on Friday May 4, 2018 so that the working people can attend.

General Manager Smith explained that it may be an issue getting volunteers to attend on a Friday evening.

He is also concerned about any issues that may arise with the voting machine and the fact that meeting will be after business hours.

#### Board Discussion

General Manager Smith explained the process of an audited election.

#### **Motion:**

Vice President Dietly made a motion that we hold the Annual Meeting on Friday May 4, 2018 at 6:00 p.m. Seconded by Director Filloramo.

Charles Bouton suggested that the Board amend the motion to have the meeting at 6:00 p.m. this year only.

#### **Motion:**

Vice President Dietly amended her motion to have the meeting at 6:00 p.m. only for the 2018 Annual Meeting. Seconded by Director Filloramo. The motion carried.

#### **Storm Water Drainage Project Update**

The lining project commenced February 1, 2018. G & H set well points and a header between Cecilia Court and Baracoa Court.

They TV'd the line February 8, 2018 and cleaned it out and will be lining the pipe on February 12, 2018.

General Manager Smith explained the progress.

#### **551 Sevilla Drive and 432 Escalante Court Compliance Update.**

General Manager Smith stated that the presuit mediation letters had been sent to both owners.

Deltona has requested a meeting with President O'Such on 432 Escalante Court.

The Board unanimously decided to let Coquina Law Group continue to handle these issues.

#### **Progress on Board Goals**

##### Curb Appeal

The sidewalks in the community have been edged.

The front entrances have been weeded and are looking fresh.

The damaged parking stops on Shores Blvd have been replaced.

### Safety/Security

The access system for the Pier, the Pool, the Bath Houses and the Office has been upgraded.

The standalone access system for the Boat/RV Compound has been installed and is functioning well.

### Operations

The Pool Deck Lawsuit against Parry Pools has been drafted.

### **Committee Reports**

ACC – General Manager Joseph Smith

The ACC held one meeting in the month of January.

They approved 22 applications.

1 Driveway extension

8 Fences

1 Florida Sun Room

1 Miscellaneous

4 Swimming Pools

4 Swimming Pool enclosures

3 Utility Sheds

Total approved YTD 71

Riverview Building and Grounds – Nicolas Arocha

The minutes were distributed.

There was discussion on including 4 upgrades in the Dreux Isaac Reserve Study.

The Front Entrance flooring and walls.

The Roof at the Pavilion.

The installation of landscaping in the center island at the RVF.

The rear patio upgrade at the RVF.

The committee will prioritize these projects and submit pricing to be approved by the Board at the March 2018 meeting.

Deed Restriction Amendments – Charles Bouton

He asked that the Board ratify the approval of the recommended amendments as discussed at the January meetings.

These include amendments to the percentage of votes needed to amend the Restrictions, the Safe Harbor provision, the amendment to the Cap on the Maintenance Fees and the amendment to the Fence setbacks.

**Motion:**

Vice President Dietly made a motion that we accept the recommended verbiage for the Amendments to the Deed Restrictions. Seconded by Director Van Tiem. Unanimous. The motion carried.

**Deed Violation Report Presented**

**Directors Comments:**

Director Van Tiem inquired about the Pier Project.

Treasurer Lorbeer commented on the tree stumps on the bike paths.

Secretary Arocha presented an outline of information on the business and operations that he feels will help the marketing effort on the Amendments to the Deed Restrictions.

General Manager Smith recommended that we present the 2018 - 2019 Budget on February 21, 2018 at 6:00 p.m.

**Members Comments:**

Charles Bouton commented on the Fire Station in the Shores. He heard that they are abandoning the building and would like us to inquire about ownership and future plans.

Meeting Adjourned.

\_\_\_\_\_ President

\_\_\_\_\_ Secretary