

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

FEBRUARY 9, 2017

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, Director Winston Burrell, Director Austin Dietly, Director William Ney and Secretary Sue Chitwood. Quorum Established.

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

Approval of the Minutes – January 12, 2017.

Motion:

Treasurer Lorbeer made a motion to accept the minutes as presented. Seconded By Director Van Teem. 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.

General Manager Smith presented one collection issue.

The Homeowner has a balance of \$1634.29 as of January 31, 2017. They would like a payment plan approved and offer \$500 down, which has been received, 1 payment of \$123.79 and 11 payments at \$123.50. They will stay current while paying off the balance.

Board Discussion.

Motion:

Director Burrell made a motion to approve the payment plan. Seconded by Secretary Chitwood. Unanimous. The motion carried.

Managers' Report - Joseph H. Smith III

Discuss Rental Rates Public Services

There is a request to rent the Main Hall to the Pedro Menendez Cheerleaders for a banquet sponsored by a Commander for the St. Johns County Sheriff's Department. They would like the room at the residence rate with no damage deposit and no charge to use the kitchen. This rate is offered to the Sheriff's Department.

Vice President O'Such stated that he feels that we should not rent the building to non-residents at a better rate than we offer the residents.

Board Discussion

Director Van Teem made a motion that we rent the Main Hall to the local Sheriff's Department, the local Firefighters and the three local schools for school functions at the resident's rate.

Ed Ferrell commented on the number of school functions throughout the year.

Board Discussion

Vice President O'Such asked to move agenda line item Activities Club forward as it relates to the current discussion.

He would like to make Ellie Romais the Coordinator of this Activities Club since over 75% of her time is dedicated to running these events and he would like to move the Activities Club revenue back into the operating fund of the Service Corporation.

Motion:

Treasurer Lorbeer made a motion that we transfer the Activities Club revenue back to the Service Corporations operating account. Seconded by Secretary Chitwood. Unanimous. The motion carried.

Motion:

Director Burrell made a motion that we rent the Main Hall to the local Sheriff's Department, the local Firefighters and the three local schools for school events at the Shores resident rate Monday through Thursday. Seconded by Treasurer Lorbeer. Unanimous. The motion carried.

Progress on Board Goals

Curb Appeal

We are currently edging the sidewalks.

We have trimmed and weeded all the cul de sacs in the community.

Trimmed all the Pindos Palms in the community.

We will install new landscape at the South Entrance to San Savino.

We pressure washed signs throughout the community.

Safety and Security

We are still concentrating on the trees after Hurricane Matthew.

We have purchased and will be installing new swings for the playground.

Operations

We need to ratify the vote to award the project to Yelton Construction to repair/replace our pier based on their bid presented at the January meeting.

Motion:

Director Burrell made a motion that we award the project to Yelton Construction for repair/replacement of our pier at a cost of \$115750 as presented at the January meeting. Seconded by Director Van Teem. Unanimous. The motion carried.

General Manager Smith suggests that we schedule the 2017 – 2018 Budget Presentation on February 28, 2017 at 6:00 p.m.

Secretary Chitwood asked the Riverview Committee if they had submitted any budget requests.

Nicolas Arocha Diaz has submitted a list of items to address with no prices. A game plan.

Treasurer Lorbeer stated that the bathroom vanities and painting had been on the schedule prior to all these other projects talked about.

Action Status List

Secretary Chitwood asked when we were going to be finished cleaning up the trees damaged by Hurricane Matthew.

General Manager Smith explained that we are continuing to address the damage and that we have spent in excess of \$50,000 on Hurricane clean-up.

She inquired about the landscaping at the entrance to San Savino and requests some Florida friendly plantings.

She commented on the tennis courts and the amount of members that actually use them.

Committee Reports

ACC Committee – General Manager Smith

The ACC held one meeting in the month of January.

They approved:

1 commercial sign

6 fences

1 miscellaneous

3 sheds

Total approved YTD 302

1 Variance Request for 214 Deltona Blvd. They would like to move their fence forward of the rear of the house to match the neighbors fence.

Board Discussion

Motion:

Secretary Chitwood made a motion to grant the variance for 214 Deltona Blvd. as presented. Seconded by Vice President O'Such.

The membership commented on inspection and setting precedence.

6 yes votes 1 no vote William Ney. The motion carried.

Riverview Building and Grounds Committee – Judy Vershave

She explained that Jim Priester told her that there is no operating budget for the Riverview Building and Grounds Committee because of the damage to the pier from Hurricane Matthew and the cost to repair the pier

She was told to prioritize the projects for approval by the Board.

Secretary Chitwood stated that the membership votes on the budget.

Judy stated that she has to change the color of the entrance doors because of the color of the mailbox.

She presented a different color, coastal plain, which would match the mailbox.

Motion:

Secretary Chitwood made a motion that we accept the change in color as presented. Seconded by Director Van Teem.

Nicolas Arocha Diaz advised the Board that he and his wife have offered to donate the new hardware for the door project.

General Manager Smith thanked him for his generosity.

Unanimous. The motion carried.

Boat and RV Storage Compound – Ray Story

Still waiting on the address sign.

There are still two piles of trash that have to be cleaned up.

There is a broken pole light that needs to be addressed.

Deed Restriction Review Committee – Charles Bouton

They are taking a recess until after the annual meeting.

Parks Trails Open Spaces and Recreation – John Meyers

He explained his goals and directives and will present a report at the next Board meeting.

Home Office Applications

Cierra Williams 82 Andora Street for the purpose of hand lettering, monograms and calligraphy. She agrees to abide by County Ordinance 95 -9.

Motion:

Secretary Chitwood made a motion that we approve the Home Office Application for 82 Andora Street. Seconded by Treasurer Lorbeer. Unanimous. The motion carried.

Judith Ney 178 Maya Court for the purpose of establishing a publishing company for children's books. She agrees to abide by County Ordinance 95-9.

Motion:

Secretary Chitwood made a motion that we approve the Home Office Application for 178 Maya Court. Seconded by Director Dietly. Unanimous. The motion carried.

Deed Violation Report

The report was presented to the Board.

Directors Comments:

Secretary Chitwood stated that we are not following our By-Laws because we have not replaced the President who resigned last month.

Director Van Teem nominated Vice President O'Such for President. Seconded by Director Burrell. Unanimous.

Director O'Such nominated Austin Dietly for Vice President. Seconded by Secretary Chitwood. Unanimous.

Secretary Chitwood stated that the new Board members need to sign an affidavit that they have read the Governing Documents of the Association.

Members Comments:

John Meyers commented on the Committees being included in the budgeting process.

Secretary Chitwood suggested that the Committees provide a 6 month projection of expenditures because we are not a zero balance budget and if we go over budget we go over budget.

Judy Vershave commented on the bathroom renovation project.

General Manager Smith explained the budgeting process and the parameters.

Nicolas Arocha Diaz explained the Captain program introduced by Director Van Teem.

Lou Tracey commented on waiting till the end of the meeting to speak.

He commented on the sidewalks and FPL damaging the utility easement (powerlines).

Meeting Adjourned.

President

Secretary