

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

JANUARY 11, 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: Treasurer Claire Lorbeer, Director Philip Van Tiem, Director Thomas Filloramo, Director Jeremy Duncan, Secretary Nicolas Arocha and Vice President Austin Dietly. Quorum Established.

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

Approval of the Minutes – December 14, 2017.

Motion:

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

Motion:

Director Duncan made a motion to approve the minutes of the Special Closed Board Meeting held January 4, 2018. Seconded by Vice President Dietly. Unanimous. The motion carried.

Motion:

Director Duncan made a motion to approve the minutes of the Special Board Meeting held January 4, 2018. Seconded by Vice President Dietly.

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

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

Collection Issue:

The homeowner has a balance of \$1021.00 as of January 2018 and they would like to pay \$116 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 Director Filloramo. Unanimous. The motion carried.

Managers' Report - Joseph H. Smith III

Outline On Amendments To Deed Restrictions. Jeremiah Mulligan

Jeremiah Mulligan, Coquina Law Group, presented an outline on the process of amending the Deed Restrictions.

These Amendments include changing the required vote to change the amendments from 2/3's of the entire membership to 75% of those voting in person or by proxy.

Amending the Safe Harbor provision.

Increasing the CAP on the Maintenance Fees.

Amending the setback requirement on fences.

Board Discussion

There will be a Deed Restriction Amendment Committee Meeting on January 18, 2018 at 6:00 p.m. at the RVF.

There was discussion on getting more of the Community involved.

Secretary Arocha inquired about the process of enforcement on Deed Restriction violations.

Survey Review 432 Escalante.

General Manager Smith explained the encroachments on the maintenance easement Tract C Unit 7. The pool enclosure and the fence encroach on the easement.

Board Discussion.

Motion:

Director Van Tiem made a motion to have the owners of 432 Escalante remove the fence and the section of the screen enclosure that encroach on the maintenance easement at Tract C Unit 7. Seconded by Director Filloramo. Unanimous. The motion carried.

Progress On Board Goals

Curb Appeal

Sprucing up the landscape at the Riverview Facility.

Seasonal pruning of the shrubs and the trees in the medians and at the entrances to the Community.

Ditch Bank Trimming has commenced.

Safety/Security

Concrete and asphalt repair in the parking lot at the RVF.

Committee Reports

ACC – General Manager Joseph Smith

The ACC held one meeting in the month of December.

They approved 6 applications.

2 fences

1 Florida sun room

1 swimming pool

1 swimming pool enclosure

1 utility shed

Total approved YTD 71

Director Duncan inquired about the checks and balances on the ACC review.

He would like to prevent these inaccurate approvals from occurring.

Riverview Building and Grounds – Mary Arocha

The minutes were distributed.

Mary Arocha would like to submit pictures to Ellie for the web site.

The committee would like to submit proposals for the back-patio project behind the Riverview Facility and the center island project in front of the Riverview Facility.

Deed Violation Report Presented

Directors Comments:

Director Van Tiem commented on assigning a Liaison between the Board and the Community.

Director Duncan inquired about the 70-day commencement clause on the contract for the Storm Water Drainage Pipe liner project. It was agreed to and signed.

Members Comments:

Ann and Michael Doyle 433 Altara Drive registered a complaint about barking dogs at 382 Travino Ave. They bark all day.

They would like to request that we not allow the motorcycle group to rent out the Riverview Facility because they leave at 12:00 midnight and the noise is unbearable.

They inquired about the pier project.

There was inquiry about the common areas and the accumulation of for sale signs throughout the Community.

There was inquiry about ownership of the ponds and encroachment on the pond banks.

Secretary Arocha commented on the condition of the ponds at the Golf Course and he would like to see us enforce compliance.

Charles Bouton inquired about the tennis court and the basketball court.

He requested signage at the baseball field asking people to clean up after their dogs.

There was comment on converting the baseball field into a dog park.

Director Van Tiem wanted to offer some assistance to the homeowner with the fence problem on Sevilla Drive.

Meeting Adjourned.

_____ President

_____ Secretary