

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

July 12, 2018

The St. Augustine Shores Service Corporation's Board of Directors meeting was called to order by Vice President Austin Dietly at 7:00 P.M. Present: Treasurer Claire Lorbeer, Director Leonard DiTomaso, Director Thomas Filloramo, Secretary Nicolas Arocha, Director Philip Van Tiem. Absent President James O'Such. Quorum Established.

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

Approval of the Minutes – June 14, 2018

Motion:

Director Filloramo made a motion to accept the minutes as presented. Seconded By Secretary Arocha. 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 1 collection issue.

The homeowner has a past due balance of \$1662.92 as of June 2018. They are proposing a payment plan to pay off the debt and stay current for 12 months. They will make an initial payment of \$169.92 and then pay \$169.00 for the next 5 months and then \$168.00 for 6 months to stay current and pay off their balance.

Motion:

Director Filloramo made a motion to approve the payment plan as presented. Seconded by Treasurer Lorbeer. Unanimous. The motion carried.

Managers' Report - Joseph H. Smith III

Response to Secretary Arocha's email July 6, 2018

Secretary Arocha requested we include the following items on this month's agenda:

He wanted to know what the problem is with the pool deck and if the Board approved whatever is going on with the pool deck.

He wanted to know how we went from a bid proposal to construction on the pier rebuild without a construction contract.

He inquired about the motion made to have Yelton Construction draft a letter on the pier rebuild project stating that everything is done in accordance with good standards and that he has inspected the pier and there is nothing wrong with it and there is nothing to worry about it is normal swaying.

He wanted to discuss the Riverview Building and Grounds Committee's detailed spreadsheet of all proposed and/or identified work.

He requested we move forward with the update to the Dreux Isaac Reserve Fund Study.

He would like to move forward on negotiating an agreement between the Service Corporation and St. Johns County for maintenance of the swales and medians in the Shores Community.

General Manager Smith provided the supporting facts, motions, and Board directives on each item.

Secretary Arocha read the duties of the Secretary from the By-Laws of the Service Corporation.

Discussion.

Director DiTomaso inquired about obtaining a permit and inspection for the pier rebuild.

General Manager Smith has contacted the Army Core of Engineers as back up to Yelton's statement that we do not need a permit or inspection for the pier rebuild project if we rebuild in the same footprint. He was told by the Army Core of Engineers that we do not need a permit or inspection for the pier rebuild project.

He discussed the practice of sealed bids.

Progress on Board Goals

Curb Appeal

Installed two pallets of sod and new plant stock at the front entrance to the Riverview Facility.

Replacing dead plant stock on Christina that was lost in the freeze.

The compound gate was damaged by someone entering the compound, so we replaced it with the old gate that was salvaged.

Safety and Security

John Ward discussed protecting our investment at the tennis courts by installing a locking mechanism that would be welded to the gate itself.

He provided pictures of vandalism to the courts from the Fourth of July.

Board discussion.

He also discussed the ruts on the driveway and the ballfield.

He would like a sign on the fence that the courts are for Shores Residents Only.

There was discussion on the letter sent by Chip Yelton and his opinion on the structural integrity of the pier.

Committee Reports

ACC Committee – General Manager Smith

The ACC held one meeting in the month of June.

They approved:

9 fences

1 patio cover

2 screen rooms

2 utility sheds

Total YTD 151

General Manager Smith presented 1 variance request for Doug and Judy Vance 1164 Alcala Drive. They request a variance to move the fence forward of the rear of the structure to preserve two large oak trees and still get the security they need to protect their home. Doug presented his case.

Motion:

Director Filloramo made a motion to approve the variance as presented. Seconded by Director DiTomaso. Unanimous. The motion carried.

Deed Violation Report

The report was presented to the Board.

Directors Comments:

Treasurer Lorbeer discussed canvassing the neighborhood to explain the importance of establishing a quorum for the Annual Meeting.

Director DiTomaso commented on the attendance at the meeting.

He discussed the Deed Restriction Amendment effort.

General Manager Smith gave an update on the Deed Restriction Amendment Committee provided by Kate Thomes.

Board discussion.

Members Comments:

Linda DiTomaso inquired if we could contact the people that did not vote using our master list.

There was inquiry about renting rooms out from a single-family residence.

The Amato's commented on the Deed Restriction Amendment Committee.

Roland Palmer commented on the purchasing policy.

He inquired about the trailers at 259 Shores Blvd.

Meeting Adjourned.

President

Secretary