

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

July 13, 2017

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, Secretary Nicolas Arocha. Quorum Established.

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

Approval of the Minutes – June 8, 2017.

Motion:

Director Duncan 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 requests a payment plan to pay off the \$740.32 debt and stay current for 12 months at \$62.00 per month.

Motion:

Director Filloramo made a motion to approve the payment plan as presented. Seconded by Vice President Dietly. Unanimous. The motion carried.

Director Duncan inquired about the net income figure on the profit and loss statement.

Managers' Report - Joseph H. Smith III

Discussion Minimum Requirement for Activities Class Instructor Payment

The Board has set policy that an instructor will be paid if the class meets the minimum requirement of 10 participants per class and the instructor purchases liability insurance.

There is a request to lower the minimum requirement on participation for the Belly Dancing Class.

Board Discussion.

The General Manager recommends a stronger effort on recruiting and that we allow a grace period for new classes.

The membership informed the Board that it is only a (6) six-week class.

Staff cancelled the class prior to the meeting.

The membership commented on participation at exercise class and that we should consider averaging out the minimum.

Director Duncan suggests we go by the average and reduce the minimum to 5 participants.

Motion:

Secretary Arocha made a motion that we allow the class to continue and that we collect data on average participation. Seconded by Director Van Tiem. Unanimous. The motion carried.

Progress on Board Goals

Curb Appeal

The basketball court in Aragon Park has been lined and we are scheduled to install the goal.

The entrance sign at Tuscan Ridge has been addressed. We have installed native plantings and will rework the flower box with stone.

General Manager Smith provided the specifications and presented 3 bids to resurface the tennis courts per USTA guidelines and provide an inset pickle board court:

Elite Court Construction \$15500

Court Surfaces \$14915

Premier Tennis Courts \$16541

Board Discussion

Director Duncan reminded the Board that we are obligated to maintain the amenities.

There was discussion on securing the court and clearing the south side of the driveway for security reasons.

Director Duncan stated that the Conquistador has used Court Surfaces several times and they provided a good product.

Motion:

Director Duncan made a motion that we approve the resurfacing of the tennis courts including the inset pickle ball courts with funding from the reserves. Seconded by Vice President Dietly. Unanimous. The motion carried.

Director Duncan asked for the General Managers recommendation on the bids.

General Manager Smith recommends we select Court Surfaces based on the track record provided by Director Duncan.

Motion:

Director Duncan made a motion that we award the bid to Court Surfaces. Seconded by Director Filloramo. Unanimous. The motion carried.

Safety and Security

St. Johns County is installing a sidewalk from the power lines to the San Savino entrance at the south end of the community on Shores Boulevard.

The tree work to address security at the driveway to the tennis courts is scheduled.

Committee Reports

ACC Committee – General Manager Smith

Variances:

Robert Mays 133 Shores Boulevard – to bring his fence forward of the rear of the property to match the neighbors fence. Mays presented his case.

Board Discussion.

The goal of the Board is to approach the membership and standardize the Deed Restrictions to allow fencing forward of the rear of the house.

Motion:

Secretary Arocha made a motion to grant the variance. Seconded by Vice President Dietly. Unanimous. The motion carried.

Thompson 673 Cira Court – to permit a lattice installed and attached inside the fence at the rear of the lot for privacy. Thompson presented his case.

Board Discussion

President O'Such suggested he separate the fence from the lattice so it is a temporary structure.

Glen Davis and Kimberley Campagna 224 Baracoa Court – to install a fence forward of the rear of the house as was installed prior to them purchasing the house. This fence was never permitted.

ACC member Mike Amato stated that this resident cannot go to the rear of the house due to some existing concrete slabs.

Motion:

Vice President Dietly made a motion to grant the variance. Seconded by Director Duncan. Unanimous. The motion carried.

The membership commented on limiting the distance forward of the rear of the house.

The motion was amended By Vice President Dietly to limit the distance to 10 feet from the front of the house. The second was confirmed by Director Duncan. Unanimous. The motion carried.

Riverview Building and Grounds Committee – Mary Arocha

The committee is in the process of recruiting. They are meeting soon to establish their goals. All recommendations will be brought in front of the Board.

Home Office Applications

Lord 112 Hondo Drive – for the purpose of changing their address for a home inspection and a pest control business. They agree to abide by ordinance 95-9.

Motion:

Director Duncan made a motion to approve the home office application for 112 Hondo Drive. Seconded by Director Van Tiem. Unanimous. The motion carried.

Deed Violation Report

The report was presented to the Board.

Directors Comments:

Secretary Arocha stated his position on youth friendly activities.

He feels we should pursue obtaining documentation regarding mutual easement/access agreements between the County, the Golf Course, adjacent properties, and the Service Corporation.

Treasurer Lorbeer wants to open and expand Aragon Park and remove the chain blocking the parking lot.

President O'Such asked the Board to provide ideas on what changes to the Deed Restrictions they would like to present to the membership.

Director Van Tiem thanked those in attendance.

Members Comments:

There was comment on the pier repair project.

There was inquiry about forcing members to install grass on their dirt yards.

There was comment about Aragon park.

There was comment about the Counties effort to remove the vegetation from the sidewalks.

There was comment on crime and drag racing in the community.

There is a request for extra patrols in the neighborhood and a traffic study on Domenico Circle.

There is a request for additional security cameras.

Meeting Adjourned.

_____ President

_____ Secretary