

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

June 14, 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 Leonard DiTomaso, Secretary Nicolas Arocha. Absent Vice President Austin Dietly. Quorum Established.

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

Approval of the Minutes – May 10, 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 decrease in the operating fund and the increase in the reserve fund.

General Manager Smith presented 2 collection issues.

The homeowner has a past due balance of \$337.00 and requests a payment plan to pay off the debt and stay current for 12 months. They will make an initial payment of \$59 and then \$58 for the next 11 months to pay off their balance of \$697.

Motion:

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

The homeowner currently owes \$3970. In May they requested that we waive attorney fees and now request a 3-year payment plan at \$142.30 initially and then \$140 a month for the next 3 years.

Board Discussion

Motion:

Secretary Arocha made a motion that we deny the request and explain to the homeowner that we have a 12-month guideline to pay off accounts in arrears. Seconded by Director Filloramo. Unanimous. The motion carried.

Managers' Report - Joseph H. Smith III

Progress on Board Goals

Curb Appeal

Installed Brown Mulch at the RVF.

New identification markings at the Boat/RV Storage yard.

Boat/RV Storage Inventory complete.

Drainage ditch behind East Bianca cleaned.

Working with St. Johns County for reimbursement on irrigation and direct drill charge at 84 Shores Boulevard.

Installed fish cutting stations and a few rod holders on the pier.

Secretary Arocha inquired if we have a contract with Yelton for the pier reconstruction.

The Board approved the project based on the wording in the proposal, signed and returned the proposal.

He feels we need a letter from Yelton that he has inspected the pier and that it is within the acceptable guidelines of construction and that it will not fail within the next couple years. He is concerned about the movement on the pier.

Motion:

Director Arocha made a motion that we get a letter from Yelton 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.

Director DiTomaso inquired about cross bracing.

Seconded by Director DiTomaso.

Steve Raff suggested we get an independent Structural Engineer to examine the pier to make sure it is structurally sound.

General Manager Smith explained that he has a structural engineer coming to look at the pool deck and he will inquire with him.

President O'Such stated that we have a motion on the floor, a first and a second. Unanimous. The motion carried.

Committee Reports

ACC Committee – General Manager Smith

The ACC held one meeting in the month of May.

They approved:

1 driveway extension

7 fences

2 new homes

1 screen room

1 swimming pool enclosure

1 utility shed

Total YTD 137

Riverview Building and Grounds – Mary Arocha

There was no meeting in May.

She would like to get a bid from Sir Grout.

Discussion on Dreux Isaac Study.

She inquired about insurance for Scouts working on our grounds.

Our liability covers us for injury on the grounds.

She inquired about a bike rack near the pier.

Deed Violation Report

The report was presented to the Board.

Directors Comments:

Secretary Arocha inquired about the renewal of the Landscaping Contract.

He commented on the increased attendance.

Director DiTomaso also commented on the increased attendance.

Treasurer Lorbeer commented on the people who park on the sidewalks.

President O'Such welcomed Director Leonard DiTomaso, who was chosen by majority vote of the Board of Directors to fill the vacancy on the Board at this evenings 6:00 meeting.

Members Comments:

Carol McCutchen commented on the dogs that run around the Riverview grounds without a leash.

Darlene Van Tiem requests a park at the South end of the community.

Kate Thom es inquired about marketing for Deed Restriction Amendments.

She wanted to know if we could collect proxies or votes early.

Charles Bouton resigned from the Deed Restriction Amendment Committee.

Motion:

Director Arocha made a motion to have Kate Thomes chair the Deed Restriction Amendment Committee. Seconded by Director DiTomaso. Unanimous. The motion carried.

Laura Amato commented on attendance and inquiring with the lawyer on information to distribute for Deed Restriction Amendments.

Meeting Adjourned.

President

Secretary