

## **ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING**

**June 8, 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 – May 11, 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 decrease in the operating fund and the decrease in the reserve fund.

General Manager Smith presented 1 collection issue.

The homeowner requests a payment plan to pay off the \$747.00 debt and stay current for 12 months at \$62.25 per month.

### **Motion:**

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

**Managers' Report** - Joseph H. Smith III

### **Discussion on Maintenance Fee Cap**

President O'Such discussed his invitation to those attending the annual meeting. He asked that they attend the June meeting to discuss the cap. There were 10 members in attendance.

Jason Baker suggested that we not place a cap on the fee only a maximum percentage on the amount the fee can be raised annually.

Director Duncan discussed initiating special assessments as opposed to raising the cap.

He stated that it would be \$45 per member to repair the pier.

Treasurer Lorbeer suggested that collection of the special assessments could be an issue.

Mike Amato suggested that we lobby to raise the cap to \$40.

Treasurer Lorbeer suggested we educate the membership on the rising costs to run the business.

The Dreux Isaac Reserve Study was explained.

Mr. and Mrs. Bouton commented on the wording of the request to raise the cap and the communication effort.

Mrs. Amato commented on attendance at the monthly meetings.

Director Duncan stated that the cap issue only lost by 1 vote.

He suggested the Board place a maximum percentage on the amount the fee can be raised annually and not have a cap.

He suggested that the Board discuss what services are going to have to be cut if we are unsuccessful in raising the cap.

Treasurer Lorbeer concurred.

Mr. Bouton disagreed. He feels this discussion is a healthy discussion and is concerned about a rogue Board in the future.

## **Progress on Board Goals**

### Curb Appeal

We are working with St. Johns County on replacing sod and repairing irrigation damaged during drainage pipe replacement.

### Safety and Security

The sidewalks at Viscaya and Holiday Lake and at Deltona have been repaired and the slab for the basketball court at Aragon Park has been poured.

### Operations

Smith discussed the pier repair project and his communications with Yelton. We are pushing to get moved up the schedule.

He shared a news article about scamming on pier projects and suggested we be patient and not make a bad decision.

## **Committee Reports**

ACC Committee – General Manager Smith

The ACC held one meeting in the month of May.

They approved:

1 carport enclosure

1 commercial sign

4 fences

3 new homes

Total approved YTD 353

Two Variance requests

Bouton 428 Maribella

Mr. Bouton explained the reason for his request to move his fence forward from the rear of the house. Gas lines, pool equipment and irrigation wires are directly under the broken post.

### **Motion:**

Director Van Tiem made a motion that we grant the variance as presented. Seconded by Treasurer Lorbeer.

Board Discussion.

Unanimous. The motion carried.

Pettigrew 204 Lugo Way

He would like to move the fence forward of the rear of the house to abut the neighbors fence.

We need to ratify the positive vote taken via email.

**Motion:**

Vice President Dietly made a motion that we grant the variance as presented. Seconded by Secretary Arocha. Unanimous. The motion carried.

Deed Restriction Modification Committee – Charles Bouton

President O'Such discussed his conversation with the corporate attorney.

Mulligans bid to modify the Covenants is a flat rate.

Board Discussion.

There was discussion on 268 Shores Blvd. The property has been atrocious for years.

**Home Office Applications**

Hanson and Plummer 246 Deltona Blvd for the purpose of an on-line store Coastal Items and Jewelry. She agrees to abide by County Ordinance 95 – 9.

**Motion:**

Vice President Dietly made a motion to approve the home office application as presented. Seconded by Director Filloramo. Unanimous. The motion carried.

**Deed Violation Report**

The report was presented to the Board.

**Directors Comments:**

Director Filloramo informed the Board about the County Commission's approval on a modification to the St. Augustine Shores PUD for a Dunkin Donuts with a drive through and a restaurant that will serve alcoholic beverages on Santa Maria Blvd.

Secretary Arocha commented on finding a way to install a kayak launch by the pier.

Treasurer Lorbeer commented on the additional housing units planned for the Shores and the impact of traffic.

Director Van Teem commented on dressing up the Main Entrance to the Shores and painting the skirting.

**Members Comments:**

Darlene Van Teem commented on lakes and parks for the South end of the Shores.

Tammy Stanford inquired about the basketball court.

She also commented on using social media to reach the community.

Charles Bouton commented on the County's future plan to build a pier and kayak launch and thought maybe the Board should write a letter of support for the project.

Meeting Adjourned.

\_\_\_\_\_ President

\_\_\_\_\_ Secretary