

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

MARCH 10, 2016

The St. Augustine Shores Service Corporation's Board of Directors meeting was called to order by President James Priester at 7:00 P.M. Present: Treasurer Claire Lorbeer, Director James O'Such, Director Sue Chitwood, Secretary Rachel Diamond. Absent Vice President Jerry Zinn and Director Winston Burrell. Quorum Established

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

Approval of the Minutes – February 11, 2016

Motion:

Treasurer Claire Lorbeer made a motion to accept the minutes as presented. Seconded By Director O'Such. Unanimous. The motion carried.

Treasurers Report – Read by Treasurer Lorbeer accepted for audit.

General Manager Smith explained the decrease in operating and reserve funds.

General Manager Smith presented two collection issues.

Motion:

President Priester made a motion to proceed with collections up to and including foreclosure for case # 1. Seconded by Treasurer Lorbeer. Unanimous. The motion carried.

Board Discussion

Motion:

Director Chitwood made a motion to proceed with collections up to and including foreclosure for case # 2. Seconded by Director O'Such. Unanimous. The motion carried.

Managers' Report - Joseph H. Smith III

Old Business:

Progress on Board Goals

Curb Appeal – General Manager Smith updated the Board on the installation of two new Commercial Swings. One at the Riverview Facility and one by Hartley Lake.

The irrigation pump house on the Riverview grounds was reconstructed and painted.

New geraniums were planted at the entrances to replace those lost to frost.

The washout at Holiday Lake and Shores Blvd was addressed.

Safety and Security – The Card Access System for the Riverview office, the pier, the storage compound and the pool should be complete and in use by the end of March. Software training to commence at the end of next week.

Board Discussion

Operations – President Priester and General Manager Smith to meet with Cheney Brothers to develop a plan for the Kitchen renovation.

Smith working on 3 storm water drainage pipe issues with Yelton Construction,

Smith informed the Board that St Johns County Road and Bridge are in the Shores replacing all the drainage culverts and addressing the handi-cap crossings.

Board Discussion

Action Status List Update

Secretary Diamond presented a revised report summarizing the projects that have been completed and those in progress.

Board Discussion on tablets for the meetings.

There was discussion on amending the Governing Documents.

Committee Reports

ACC Committee – General Manager Smith

The ACC Committee held one meeting in the month of February. They approved 11 applications.

1 carport enclosure

5 fences

1 new home

2 pools/pool repairs

1 screen porch

1 shed

Total approved YTD 171

Board Discussion.

Riverview Building and Grounds Committee

Secretary Diamond updated the Board on projects completed at the RVF. The curb painting, the pump house, kitchen renovation and the Card Access System progress.

She requested we get the tile repaired at the front entrance.

We are searching for a new net system for the soccer goals.

Secretary Diamond presented a report on the Shores Activities Club.

We received a generous donation from the former Recreational and Social Organization in the amount of \$4981.59.

Night time Yoga and Zumba classes have commenced.

Board Discussion

RV and Boat Storage Committee

There was discussion on the drainage issue at the storage compound.

New Business

Committee Review

President Priester discussed the Committees.

Beatrice Racicot chairs the ACC Committee.

There was discussion on the Internal Audit Committee. Philip Van Teem volunteered for the committee.

Directors Search Committee discussed.

Lance Conner chairs the Election Committee.

Jim Priester chairs the Budget Review Committee.

Secretary Diamond chairs the Riverview Building and Grounds Committee.

Secretary Diamond chairs the Activities Club Committee.

Treasurer Lorbeer chairs the Wildflower Committee.

Motion:

President Priester made a motion that we eliminate the following Committees:

The Budget Review Committee.

The President's Steering Committee.

The Communication Committee.

The Community Awareness Committee.

Seconded by Secretary Diamond. The membership commented on the welcome committee. The Fire Mitigation Committee was discussed. Unanimous. The motion carried.

Director Chitwood chairs the RV and Boat Storage Committee.

Digital Message Boards

St Johns County does not issue permits for digital signs.

Janitorial Services Agreement

President Priester informed the Board that the minimum specifications of the Janitorial Service Agreement were not being met.

A checklist for accountability was presented to the Board.

Board Discussion.

General Manager Smith to revise the specifications and solicit 3 sealed bids.

Home Office Applications

2 presented 55 Deltona Blvd.

Motion:

Secretary Diamond made a motion to approve the home office application for 55 Deltona Blvd. Seconded by Treasurer Lorbeer. Unanimous. The motion carried.

449 Domenico Circle

Motion:

Secretary Diamond made a motion to approve the home office application for 449 Domenico Circle. Seconded by Director O'Such. Unanimous. The motion carried.

Deed Restriction Report

The report was presented to the Board

Board Discussion

Membership Comments:

Darlene Van Tiem commented on the curtains in the game room.

Lou Tracey commented on a development adjacent to the Shores and access through the community.

He commented on contractors damaging the sidewalks throughout the Shores.

Jeremy Duncan commented Florida Statute 617 and the ability to fax or email proxies for the Annual Election.

Marsha Ferrell commented on the threshold below the double glass doors at the Main Hall.

Ed Ferrell commented on the revision to the ACC manual.

He commented on petitioning the County Commission for approval of the message boards in the Community.

He requested a meet the candidate forum.

Directors Comments:

Director O'Such commented on conducting a workshop to discuss amending the Governing Documents.

Treasurer Lorbeer commented on using square footage to determine assessments.

She commented on setting a meeting with the County Commission to discuss Deed violations.

She asked that emails sent by the Board of Directors be limited to normal business hours.

Secretary Diamond commented on a drainage issue on Rosa Court.

Director Chitwood asked Board Candidate Phil Van Tiem how many months he was out of town during the year.

She inquired about maintenance on the drainage culverts in the swales.

President Priester commented on meeting with legal counsel to discuss fining Deed violators.

He thanked the Board candidates for their interest in the Community.

President Priester discussed a meet and greet after a short agenda at the next monthly Board of Directors meeting.

Meeting Adjourned.

President

Secretary