

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

March 8, 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: Vice President Austin Dietly, Treasurer Claire Lorbeer, Director Philip Van Tiem, Director Jeremy Duncan. Absent Secretary Nicolas Arocha and Director Thomas Filloramo. Quorum Established.

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

Approval of the Minutes – February 8, 2018.

Motion:

Director Duncan made a motion to accept the minutes as presented. Seconded by Vice President Dietly. 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 decrease in the reserve fund.

General Manager Smith presented 2 collection issues.

The Homeowner requests a payment plan to pay off the debt of \$1033 and stay current in 11 months at \$75.00 per month and put \$208 down.

Motion:

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

The second issue the Homeowner requests a payment plan to pay off the debt of \$600.56 and stay current in 11 months at \$50.00 per month.

Motion:

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

Managers' Report - Joseph H. Smith III

Discussion on Contract Landscaping

General Manager Smith presented a proposal with 4 options for renewal of the contract which expires June 30, 2018.

Option 1:

A 3-year contract with a 5% increase each year like the current contract.

Baker would also donate the material for a gazebo to be placed in front of the pier.

Option 2:

A 7-year contract with a 4% increase each year.

Baker would also donate the material for a gazebo.

Baker would also donate \$25000 worth of landscaping and irrigation piping for the medians on Christina.

This option presents a deferred increase of \$16000.

Option 3:

A 10-year contract with a 3% increase each year.

Baker would also donate the material for a gazebo.

Baker would also donate \$50000 worth of landscaping and irrigation piping for the medians on Shores and Christina.

This option presents a deferred increase of \$30,000.

Option 4:

A 15-year contract with a 2% increase each year.

Baker would also donate the material for a gazebo.

Baker would also donate \$75000 worth of landscaping and irrigation piping for the medians on Shores and Christina.

This option presents a deferred increase of \$74000.

Board Discussion

Director Duncan inquired about the terms of default.

The current contract requires 60 days' notice to terminate the contract.

General Manager Smith presented the terms of the current contract.

Director Duncan inquired about the terms of the donations.

The gazebo will be built by students from Pedro Menendez when the pier project is complete. The landscaping donations will be presented as the Board initiates the jack and bore under the County roads which requires design by a Professional Engineer.

Director Duncan suggests that we include an option to reconsider half way through the term of the contract.

Mike Amato expressed his interest in the longer contract with a lower interest rate considering the current climate of the economy.

John Greta inquired as to why the contract was not going out for bid. He feels Bakers contract has never been put out for bid.

Director Duncan stated that the Conquistador fired Baker Co. and hired five major landscape companies that failed to perform their contracts at an acceptable level.

Duncan asked General Manager Smith to reference the Florida Statute that governs Service Agreements. That is FS 3055 revised in October of 2004.

Grexa stated that when the contract went out for bid there were companies with lower bids that were not accepted.

General Manager Smith was asked to present the history of the landscaping contract.

The membership is concerned about inflation.

Motion:

Director Duncan made a motion that we take the 10-year option and that the Board revisit the contract 5 years into it and that all the donations presented be completed by the fifth year as a condition of continuing. Seconded by Director Van Tiem.

Unanimous. The motion carried.

Storm Water Drainage Project Update

The Lining of the failed 200 ft section of 24 "corrugated metal Storm Water Drainage Pipe between Baracoa Court and Cecilia Court is complete.

General Manager Smith informed the Board that a 210 ft section of 18" corrugated metal Storm Water Drainage Pipe next to 794 Medina Ct. has failed. This pipe takes water to the drainage retention pond behind Medina Court and it belongs to the Service Corporation.

Smith presented a bid from G & H Underground Construction to line the pipe for \$32390.00.

Director Duncan asked that we set the commencement date at 60 days.

Motion:

Director Duncan made a motion that we approve and award the bid to G & H Underground Construction as presented for \$32,390.00. Seconded by Vice President Dietly. Unanimous. The motion carried.

Pier Project Update

General Manager Smith presented pictures of the pier reconstruction progress to the Board. They lack some more handrail and the covered sitting area to completion. They should be finished in about 2 weeks.

Then we must stain and light the pier.

Progress on Board Goals

Curb Appeal

We are currently edging the sidewalks.

We have installed rock at tract S in the maintenance area.

The pool deck and the signs have been pressure washed.

We have fertilized the flowers and the shrubs.

We have treated the landscape beds and turf for weeds.

Committee Reports

ACC Committee – General Manager Smith

The ACC held one meeting in the month of February.

They approved 7 applications

5 fences

1 home addition

1 utility shed

Total YTD 85

Home Office Applications

Terry Lee Olsen 988 Altara Ave. for the purpose of selling online silver jewelry and rings. She agrees to abide by County Ordinance 95-9.

Motion:

Director Duncan made a motion to approve the home office application for 988 Altara Ave. Seconded by Vice President Dietly. Unanimous. The motion carried.

Deed Violation Report

The report was presented to the Board.

Directors Comments:

Treasurer Lorbeer commented on the bike paths in the Shores and enjoying the outdoors.

President O'Such mentioned that we need to have a closed meeting with legal counsel to discuss the litigation issues on the fence violations at 551 Sevilla and 432 Escalante.

The Board set the meeting for March 20, 2018 at 6:00 p.m.

Members Comments:

Darlene Van Tiem wants the Board to stand firm on the fence violations.

She would also like a park at the south end of the community.

Charles Bouton inquired about what day the ballots will be mailed out.

He asked about the status on the fire house. The fire house belongs to the County and they will sell it to the highest bidder.

John Grexa inquired about speed bumps on Domenico Circle.

Mr. Brady commended the Board and Baker on the maintenance in the Shores.

He inquired about forcing the Golf Course to bring their lakes into compliance.

President O'Such stated that SJRWM is good with the condition of the lakes.

Sue Chitwood commented on dressing up the lights at the main entrance.

She inquired about regaining ownership of Tract T unit 1.

Meeting Adjourned.