

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

MARCH 9, 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: Treasurer Claire Lorbeer, Director Philip Van Tiem, Director Winston Burrell. Absent Vice President Austin Dietly, Director William Ney and Secretary Sue Chitwood. Quorum Established.

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

Approval of the Minutes – February 9, 2017.

Motion:

Treasurer Lorbeer made a motion to accept the minutes as presented. Seconded By Director Burrell. 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.

Managers' Report - Joseph H. Smith III

Deed Restriction Amendments, Jeremiah Mulligan

Jeremiah Mulligan explained the process of amending the Deed Restrictions and detailed his position on analyzing the Restrictions before sending any amendments out for approval by the membership.

He explained that the fee section of the Restrictions can be amended by a majority vote of those choosing to participate in person or by proxy and that all other amendments require 2/3's of a vote of all of the members. This would be over 2000 affirmative votes.

Mulligan suggests that we amend the Safe Harbor provision of the Deed Restrictions that affects our ability to collect fees owed to the association in cases of foreclosure.

This would require a large marketing effort and consolidation of the 8 individual units.

Mulligan offered to draft an opinion letter to explain the process.

Charles Bouton inquired about time and cost to consolidate the units.

This process would be very costly and time consuming.

Director Burrell requests an educational component to this process.

Discuss Instructor Fees

Marcia Farrell is requesting to be paid \$30 per hour for teaching exercise and agrees to purchase liability insurance.

Elsa Olson is requesting to be paid \$30 per hour for teaching belly dancing and agrees to purchase liability insurance.

We are looking to set policy for future requests.

President O'Such suggests a minimum of 10 members for payment.

Motion:

Director Burrell made a motion that we set up a schedule or a prerequisite of how people get paid including a 10 member minimum of class participants. Seconded by Director Van Tiem.

The membership inquired whether the activities club member fees would cover the salaries of those teaching class.

President O'Such stated that the fees will cover the salaries.

Darlene Van Tiem inquired about including the requirement for liability insurance in the motion.

Director Burrell amended the motion to include the liability insurance requirement.

Unanimous. The motion carried.

Progress on Board Goals

Curb Appeal

All benches on the common areas and along the trails have been repaired and painted or replaced.

Landscaping improvements to the median at the new well along Shores Blvd.

We are installing new mulch at the Riverview Facility.

Safety and Security

We have cleared some of the vegetation impeding the site line from Shores Blvd. to the tennis courts.

We are on schedule to meet with DN concrete to discuss pouring a cement pad on the shuffle board court in Aragon Park.

Operations

We need to ratify our e mail vote to include increasing the CAP on the maintenance fees and to not include the suggested Deed Restriction Amendments for sidewalks, satellite dishes, and fences in the annual package to the membership based on the position of our legal counsel Jeremiah Mulligan.

Motion:

Director Burrell made a motion that we negate the former action to include these amendments in the annual package and wait until we hear from Jeremiah Mulligan on how to proceed. Seconded by Director Van Tiem. Unanimous. The motion carried.

Darlene Van Tiem inquired about marketing the change to the CAP on the fees.

Committee Reports

ACC Committee – General Manager Smith

1 Variance request for James and Eileen Colvin 328 Deltona Blvd. They would like to move their fence 4' (feet) forward of the rear of the house to avoid tearing up the irrigation system control box and to avoid a stump.

Board Discussion

Motion:

Director Burrell made a motion that we grant the variance based on the fact that they are only moving the fence 4 ft. forward of the rear of the house. Seconded by Treasurer Lorbeer.

John Meyers commented on the process of approving variance requests and suggests including comments from the ACC inspectors as information for the Board.

Unanimous. The motion carried.

The ACC held one meeting in the month of February.

They approved:

6 fences

1 new home

2 pool enclosures

2 pools

2 sheds

Total approved YTD 315

Riverview Building and Grounds Committee – Nicolas Arocha

He asked if the Board would like him to take over as chair for the committee.

Motion:

Treasurer Lorbeer made a motion to elect Nicolas Arocha as chairman of the Riverview Building and Grounds Committee and to elect Marcia Farrell as a member. Seconded by Director Van Tiem. Unanimous. The motion carried.

Nicolas and his wife sealed and painted three of the clay pots stationed at the side entrance to the building. He would like to know how the Board feels about continuing the project.

Darlene Van Tiem commented on the new paint on the entrance doors and requested illumination of the doors during the day.

Nicolas commented on the hardware he donated to help spruce up the doors.

Deed Restriction Review Committee – Charles Bouton

Charles stated that he was disappointed with how the Board handled the review by legal counsel and notification of the changes on the Deed Restriction Amendments.

Parks Trails Open Spaces and Recreation – John Meyers

John explained his strategy for the current year.

He stated that there is still a lot of work to be done at the tennis courts.

He is looking forward to moving forward with a better understanding of how committees coordinate with the Board.

President O'Such stated that a meeting will be held March 31, 2017 to set goals for the committees.

John inquired about the funds obligated in the Dreux Isaac Reserve Study to resurface the tennis courts.

President O'Such stated that we will get bids on the tennis court resurfacing project.

Home Office Applications

1 Home Office Application for Matthew and Jennifer Corrado 765 Bahia Drive for the purpose of a Boat Charter Business. They agree to abide by County Ordinance 95-9.

Motion:

Treasurer Lorbeer made a motion that we approve the Home Office Application for 765 Bahia Drive. Seconded by Director Burrell. Unanimous. The motion carried.

Deed Violation Report

The report was presented to the Board.

Directors Comments:

Treasurer Lorbeer commented on vandalism to the handrail at the spillway.

Director Van Tiem asked for volunteers for the different committees.

Members Comments:

The membership inquired about the pier and treks boards.

Nicolas Arocha inquired about the new homeowner Welcoming Committee.

Charles Bouton informed the Board that there was an error to the posting of the minutes on the web site.

Lou Tracey inquired about the availability of contact information for the ACC Chair.

Meeting Adjourned.

President

Secretary