

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

May 11, 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 Thomas Filloramo, Director Jeremy Duncan, Secretary Nicolas Arocha. Absent Vice President Austin Dietly. Quorum Established.

The Invocation was given by Reverend Kenneth Wilcox followed by the Pledge of Allegiance.

Approval of the Minutes – April 13, 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 increase in the operating fund and the increase in the reserve fund.

Managers' Report - Joseph H. Smith III

Discussion on Availability of Financial Statements/Official Records

President O'Such explained that any member may request financial records of the Service Corporation per Florida Statute.

Progress on Board Goals

Curb Appeal

We installed new cypress mulch around the Riverview Facility.

New flowers have been planted at all the entrances to the Shores.

We initiated a locate for the new median plantings.

Safety and Security

The pier was discussed and a time line of progression explained.

We are scheduled to pour a 50 X 60 concrete slab over the shuffleboard court at Aragon Park Friday the 14th and Monday the 17th to address a safety concern and provide a basketball court.

Operations

Motion:

Director Duncan made a motion that we increase the boat and RV storage yard fee by \$20 a year starting July 1, 2017. Seconded by Director Van Tiem.

Board Discussion

Jerry Zinn explained that the storage lot is mandated by our Governing Documents.

Unanimous the motion carries.

Committee Reports

ACC Committee – General Manager Smith

The ACC held one meeting in the month of April.

They approved:

1 carport enclosure

1 flag pole

1 commercial building

4 fences

1 new home

1 screened lanai pergola

1 screen room

Total approved YTD 325

ACC Chairman Jerry Zinn discussed a variance request for 204 Lugo Way.

He made a request that we contact 200 Lugo Way and discuss a fence that was erected without a permit.

Riverview Building and Grounds Committee – Nicolas Arocha

President O'Such appointed Mary Arocha as chair of the Building and Grounds Committee.

Deed Violation Report

The report was presented to the Board.

Directors Comments:

Treasurer Lorbeer explained how we have to eliminate some annual projects due to our cap issue.

Secretary Arocha presented a summary of a document he distributed to the Board.

Director Duncan explained that the attendance issue can be looked at two ways positively or negatively.

He commented on the negotiations on raising the fee cap and on eliminating the safe harbor issue in our governing documents.

Director Van Tiem discussed having a Family Fun Day in the near future.

President O'Such congratulated the new Board Members.

Members Comments:

John Grexa commented on the storage compound fees.

He inquired about the budgeted income for the Riverview Activities Club and the Riverview Rentals.

He inquired about pension costs.

He inquired about the legal service expense.

He inquired about the decrease in bad debts.

Meeting Adjourned.

President

Secretary