

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

NOVEMBER 10, 2016

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

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

Approval of the Minutes – October 13, 2016.

Motion:

Vice President O'Such made a motion to accept the minutes as presented. Seconded By Treasurer Lorbeer. 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.

2015 -2016 Annual Audit – Todd Neville, Neville, Wainio CPA's.

Todd Neville reported that the allowance for doubtful accounts has improved due to diligent collection efforts by Management and the Corporations Legal Counsel.

He summarized the financial statements and reported a surplus for fiscal year 2015 - 2016.

He explained that some special procedures were performed by his audit team that provided comfort to the Board and that this presentation was the annual check – up.

Copies of the audit were available for the membership.

Managers' Report - Joseph H. Smith III

Motion:

Progress on Board Goals

Curb Appeal

New plant stock will be planted at the entrances and the Riverview Facility the week of November 14th.

Rye seed has been distributed in the medians.

A new irrigation well has been installed at the main entrance.

President Priester commented on the shoulder work that has been done to correct the issue with the drop off from the recently paved roads at the South entrance to the tennis courts and ball field.

Safety and Security

Tree removal has been the main focus to protect the membership.

The three phases of the clean – up effort were summarized.

Removal of trees from structures.

Removal of trees threatening pedestrians and vehicles.

Clean – up of downed trees from the common areas.

General Manager Smith reported on St. Johns Counties clean – up effort.

Treasurer Lorbeer reported a damaged sidewalk in the cul de sac on Laguna.

The safety fence has been installed at the foot of the pier.

Operations

General Manager Smith reported that Hurricane Matthew had swept away approximately 110 feet of the pier and the gazebo.

Yelton Construction estimates that it will take \$75,000 to \$100,000 to repair the pier using the existing wood and the pilings that can be salvaged.

A total replacement would be around \$300,000.

There is \$300,000 budgeted in the Reserve Replacement Fund.

Jeremy Duncan stated that the membership could vote to eliminate the pier as an amenity.

He inquired if the Board had considered taking out a loan to repair the pier.

General Manager Smith reported that he had contacted FEMA to see if they could provide any relief for the pier and the downed trees in the common areas.

FEMA provides assistance to the individual homeowners to assure that they have a place to live and sanitary conditions. They will not provide assistance to a homeowners

association that collects dues from the membership budgeted to maintain the common grounds.

There is a disaster loan available for homeowners associations at a rate of 2.85 percent.

The Board will solicit a written estimate and make a decision.

Board Member Janet Cassford has resigned from the Board for personal reasons.

Two candidates have expressed an interest in filling the vacancy.

Committee Reports

ACC Committee – General Manager Smith

2 variances were brought to the Board.

Sommers, 900 Viscaya Blvd. – They request a variance to bring their fence 8 ft. forward of the rear of the house.

Motion:

Vice President O'Such made a motion to approve the variance request. Seconded by Director Van Teem. Unanimous. The motion carried.

George Thanos, Deltona Corporation, 405 Maribella Ct. – They request a variance for the setback of the pool. They have adjusted the property and have gained 4 ½ feet to comply with the setback requirement.

Motion:

President Priester made a motion to approve the variance request. Seconded by Vice President O'Such. Unanimous. The motion carried.

The ACC reviewed 8 applications

5 fences

2 new homes

1 pool

Total approved YTD 275

Riverview Building and Grounds Committee – Holly

They would like to request a dry erase board that could be used for meetings.

They would like to request a no pets allowed sign for the Kiddie Park.

They would like to have the entrances to the Riverview Facility painted. They propose a blue color. A rendition was presented.

They stated that the hinges and the hardware need to be replaced.

They would like the pool table removed from the Game Room.

The Deed Restriction Review Committee – Charlie Bouton

The committee came up with 3 ideas.

Fences as a starting point.

Sidewalks in the cul de sacs in Tuscany.

Next meeting is January 9, 2016.

Jeremy Duncan inquired about a vote on Safe Harbor.

There was an inquiry about installing a cell phone tower for better reception in the Shores.

New Business

Home Office Applications

Lehman Norman, 1023 Mindello Ave. for the purpose of an inshore fishing charter company office. They agree to abide by County Ordinance 95 – 9.

Motion:

Treasurer Lorbeer made a motion that we approve the home office application for 1023 Mindello Ave. Seconded by Vice President O'Such. Unanimous. The motion carried.

Heather Ann Warren, 248 Marius Court for the purpose of handmade body care products to be sold at craft fairs. They agree to abide by County Ordinance 95 – 9.

Motion:

Vice President O'Such made a motion that we approve the home office application for 248 Marius Court. Seconded by Treasurer Lorbeer. Unanimous. The motion carried.

Deed Violation Report

The report was presented to the Board.

Directors Comments:

Vice President O'Such inquired about filling the vacancy on the Board.

We will ask all candidates to submit a resume for review and vote a secret ballot at the next meeting.

Director Burrell thanked the Management and contractors for their efforts after Hurricane Matthew.

Members Comments:

Charles Bouton requests that we move the ACC manual to the governing documents section of the web site.

Rita Latchis 591 W. Bianca Circle. She would like the Board of Directors to remove her neighbor's continuous hedge planted on the side of her house for safety concerns. There is an ongoing neighborly dispute.

President Priester addressed the issue with both neighbors.

Meeting Adjourned.

President

Secretary