

**ST AUGUSTINE SHORES SERVICE CORPORATION BOARD OF DIRECTORS  
MEETING**

**NOVEMBER 17, 2022**

The St. Augustine Shores Service Corporation's Board of Directors meeting was called to order by President Austin Dietly. Present: Vice President Thomas Filloramo, Treasurer Robert Stanton, Secretary Michael Winkles, Director Michael Amato, Director Carol McCutcheon, and Director Steve Raff.

**Approval of the Minutes –** October 13, 2022.

**Motion:**

Secretary Winkles made a motion to approve the minutes of the October 13, 2022 meeting. Seconded by Director McCutcheon. Unanimous. The motion carried.

**Treasurers Report –** Read by Treasurer Stanton

**Motion:**

Director Amato made a motion to approve the Treasurers Report as read. Seconded by Vice President Filloramo. Unanimous. The motion carried.

**Managers' Report -** Joseph H. Smith III

Hurricanes Ian and Nicole Update and Damage assessment presented by General Manager Smith.

Update on tennis court security.

ACC Committee – President Dietly.

Discussion on ACC Committee members attending Board Meetings.

Riverview Building and Grounds – Carol McCutcheon.

Discussion on requesting a contribution from KB Homes.

**Motion:**

Vice President Filloramo made a motion to appoint Dirk Schroeder and Joan Stanton to the Riverview Building and Grounds Committee. Seconded by Secretary Winkles. 6 affirmative 1 opposed Director Amato. The motion carried.

Discussion on Mary Jenson's request to upgrade the Game Room and develop a motion room with barres and full-length mirrors.

Deed Violation Report presented to the Board.

Directors Comments:

Director Raff commented on sending a letter informing KB Homes that they must install sidewalks on both sides of Shores Blvd.

Director McCutcheon commented on the Search committee and open positions on the Board.

She requests we put the minutes in the Observer.

Vice President Filloramo commented on resident participation.

Treasurer Stanton commented on his article for the Observer.

Director Amato commented on the problems with Air BNBs in the Shores.

**Motion:**

President Dietly made a motion that we start including short term rentals 6 months or less as Deed Violations as we find out about them. Seconded by Director Amato. Unanimous. The motion carried.

**Members Comments:**

Joan Stanton commented on the basketball court at Aragon Park. She requests a new basketball hoop.

She commented on the ability to fine Deed Restriction Violations as stated in the By-Laws.

Mary Lou Carrucci commented on establishing a committee to help promote the Health, Safety, and Welfare of the Community.

Debbie commented on the baseball field and the vandalism.

She commented on emails being sent from the office.

She inquired about signs being posted for the Board meetings.

Terry commented on short term rentals and parking on the streets overnight.

Nicolas Arocha inquired about an update on the Reserve Report dated July 2019-2020.

Mary Arocha commented on white lights in the parking lot and repairs on the sidewalks on Sevilla.

Mary Jenson commented on the Boards plan to get a strong volunteering commitment.

She inquired about the Annual Audit Report.

Robin Mancaruso commented about the mulch by the bench on Escalante court.

**Motion:** Director McCutcheon made a motion to adjourn the meeting. Seconded by Director Amato. Unanimous. The motion carried

Meeting Adjourned

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President

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Secretary