

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

OCTOBER 11, 2018

The St. Augustine Shores Service Corporation's Board of Directors meeting was called to order by President Austin Dietly at 7:00 P.M. Present: Vice President Thomas Filloramo, Director Phil Van Tiem, Treasurer Claire Lorbeer, Director Leonard DiTomaso, Secretary Nicolas Arocha, Director Mike Amato. Quorum Established.

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

President Dietly explained that there was some confusion during the vote for Vice President that was clarified prior to tonight's meeting and that we needed to amend the minutes to reflect that Thomas was elected Vice President.

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

Progress on Board Goals

Curb Appeal

We have trimmed and debooted 185 of 215 palm trees on the common grounds.

We have planted new flower stock at the entrances.

The directional drill at 84 Shores is complete.

Safety and Security

DEP and Army Corp of Engineers provided a compliance inspection of our pier and we are in compliance.

Operations

General Manager Smith provided two additional bids for plumbing water to the pier.

Baker \$5760.87

Roto – Rooter \$4000.00

Smith explained the specifications.

Board Discussion.

Motion:

Secretary Arocha made a motion to accept the proposal from Roto Rooter for plumbing water to the pier. Seconded by Treasurer Lorbeer. Unanimous. The motion carried.

Discussion on closing the maintenance road used as access to the tennis courts.

John Ward presented his case for security and access to the tennis courts.

He distributed some photographs to the Board.

Board Discussion.

Input from the membership.

We will place a chain and a combination lock on the gate and continue with the card access system project.

We will place a sign on the gate to direct the membership to come to the office for the combination.

Committee Reports

ACC Committee – General Manager Smith

The ACC held one meeting in the month of September.

They approved:

1 driveway extension

1 fence

1 Florida sunroom

1 new home

1 patio/deck

2 screen rooms

1 swimming pool

1 swimming pool enclosure

A total of 9 approved.

Total YTD 29

Discussion on mediation for fence issue at 551 Sevilla Drive.

We need to set a date to meet with legal counsel for discussion.

President Dietly suggested we meet at 6:00 to discuss the issue and then meet with legal counsel to make our decision.

The meeting was set for Monday October 15, 2018 at 6:00 to discuss the issue amongst the Board and then meet with legal counsel at 6:30 if Jeremiah Mulligan is available.

Secretary Arocha wants to address the items on the spreadsheet provided by the Riverview Building and Grounds committee and stated that we will focus on the water to the pier at this point and then move on with the other items presented.

Deed Restriction Amendment Committee – Kate Thomes

Kate provided an article she would like to submit to the Observer.

President Dietly suggested the Board proof read the article then email General Manager Smith their input.

Deed Violation Report

General Manager Smith presented the report and brought the office files for the past two months as requested by Secretary Arocha.

Directors Comments:

Secretary Arocha wants to discuss the pool deck litigation, the agreement project with St. Johns County, and he has reviewed the landscape contract we have with Baker in regard to the contribution of \$50,000.

He would like the funds to be used at least partially for other projects around the Riverview building that have been brought to the attention of the Board and the General Manager.

He would like a status on the building of the gazebo.

Secretary Arocha would also like to discuss the Reserve Study update.

Perry Pools has been served with notice of our intention to litigate the drainage issue with the pool deck pavers and legal counsel has advised us that they have until October 24th to answer the notice.

General Manager Smith explained the drainage issue on the pool deck.

We had a third-party Civil Engineer provide an opinion on the drainage and his opinion is that the grade slopes do not meet code minimums required for impervious surfaces adjacent to the buildings.

We are working with St. Johns County for reimbursement on the damages to our irrigation system in the medians incurred during their road recovery project.

Secretary Arocha wants to know how the Board is going to handle an agreement between St. Johns County and the Service Corporation and he feels President Dietly and Vice President Filloramo should not be part of those negotiations because they are employed by St. Johns County.

The contract with Baker states that in 5 years the terms may be revisited, and the donations of landscaping and irrigation and the gazebo will be complete.

Baker has a meeting with a gazebo company Wednesday October 17th to get some pricing.

General Manager Smith explained the Reserve Study update and what we need to provide to Dreux Isaac.

They are booked out to the first quarter of 2019 for site visits.

We need to pay for a site visit, so they can look at the assets that have been repaired and replaced since the 2016 update.

Smith presented the expenses since the 2016 – 2017 update.

Director Amato commented on the attendance.

Vice President Filloramo inquired about the access door to the flagpole building at the main entrance.

Director Van Tiem wanted to approach legal counsel about the fences on the golf course.

He wants to work with the tennis players.

Director DiTomaso would like Board members emails on the web site.

Director DiTomaso stated that we were supposed to vote on the 2017 – 2018 audit this evening.

He understood that we were supposed to move some funds based on Todd Neville's presentation.

President Dietly explained that Todd Neville's comment on bad debts was that we have overcompensated for the bad debt.

Director DiTomaso feels that there are funds that can be moved and used somewhere.

He would like committees placed on next month's agenda.

He commented on the sealed bid policy and he would like that on next month's agenda.

He commended Kate Thomes for her work on the Deed Restriction Amendment committee.

Members Comments

Patrick Swafford inquired about the ballfield.

Steve Raff inquired about how many members of the Board have a letter of certification on file that they have completed the educational requirements that statute 720 requires.

He stated that those who haven't are supposed to be suspended from the Board until they have completed the requirements.

He stated that we held a meeting at 6:30 that was not posted so we are in violation of statute 720.

He stated that at the last Board meeting Claire made a statement that she was on the Board with him and he accused her of lying about him at that meeting.

Donna Boling commented on the committee for the pickle ball players.

Meeting Adjourned.

President

Secretary