

## **ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING**

**OCTOBER 12, 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: Vice President Austin Dietly, Treasurer Claire Lorbeer, Director Thomas Filloramo, Director Jeremy Duncan, Director Philip Van Tiem. Absent Secretary Nicolas Arocha. Quorum Established.

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

Approval of the Minutes – September 14, 2017 and September 20, 2017.

### **Motion:**

Director Duncan made a motion to accept the minutes as presented. Seconded by Director Van Tiem. Unanimous. The motion carried.

**Treasurers Report:** Presented by Treasurer Lorbeer. Accepted for audit.

General Manager Smith explained the decrease in the operating funds and the decrease in the reserve funds.

Director Duncan inquired about the budgeted income vs the actual income for the compound fees and the pool fees.

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

**2016 – 2017 Audit Presented by Todd Neville Managing Partner Neville, Wainio CPA's.**

Required Communication – Clean Audit Opinion.

No Disagreements with Management

No Difficulties with Management

Management was very well prepared and presented the material requested in a very timely fashion.

Allowance for doubtful accounts trending at a rate faster than expected. Largely due to Management working with our Attorney taking a very aggressive proactive position in collections on past due accounts.

No Audit Adjustments.

No Management comments.

There is a net improvement in the annual cash position and the reserve fund balance.

No significant adjustments to the financial statements of the Corporation.

**Motion:**

Director Duncan made a motion that we accept the audit as final. Seconded by Vice President Dietly. Unanimous. The motion carried.

President O'Such asked for Todd Neville's position on the Service Corporation holding fund raisers to generate money to help pay for the pier replacement project.

Todd has researched this issue and feels if we do so we will open up ourselves to significant tax liabilities.

The reason being those who donate will expect to be able to write off their donation on their income tax return and we are not a charitable organization.

They would not recommend that we hold fund raisers.

Director Duncan inquired about the budgeted estimate on allowance for bad debts.

**Progress On Board Goals**

**Curb Appeal**

General Manager Smith presented an artistic rendition of the front door of the Riverview Facility as it will look after Hurricane Irma damage re – plantings.

The medians have been fertilized in October.

The broad leaf weeds in the turf have been treated.

Pine straw and rye seed are scheduled for November.

Treasurer Lorbeer suggested we rally to get volunteers to help clean up the debris left over after storm pick up.

**Board Discussion**

Director Duncan is concerned about the liability issue.

**Safety/Security**

Tree removal and clean up.

Sink hole at 199 Baracoa Court. 200 'of 24" corrugated metal pipe that runs between Cecilia Court and Baracoa Court and flows into Holiday Lake. Some of this pipe has been damaged during these storms. This pipe is part of the Shores Storm Water Drainage System and replacement funds have been budgeted in the Reserve Fund Study.

Discussion on the high levels of the ground water throughout the Shores.

### **Committee Reports**

ACC – General Manager Joseph Smith

The ACC held one meeting in the month of September.

They reviewed 6 applications.

1 Fence

1 New Home

1 Screen Room

1 Swimming Pool

2 Swimming Pool Enclosures

6 approved. Total YTD 40.

### **Deed Violation Report Presented**

#### **Directors Comments:**

Director Duncan inquired about the RV at 187 Deltona Boulevard. Repeat offender.

Director Van Tiem inquired about the pier replacement project. The project is scheduled to commence at the beginning of November.

Treasurer Lorbeer commented on the St. Augustine pier replacement issues.

President O'Such commented on the request to hold fund raisers and suggests we take the recommendation of our CPA's. He reiterated the fact that we will pay for the pier replacement out of the Reserve Study.

#### **Members Comments:**

The membership commented on the undeveloped lots and how we should approach Deltona for assistance in cleaning them out.

There is a drainage issue at Graciela and Julietta.

There is a large accumulation of small liquor bottles littered throughout Unit 2 of the Shores that come from the Golf Club.

Complaint about the people from the neighboring communities allowing their dogs to alleviate themselves on the Shores property and using Shores property as a cut through at Graciela and Sevilla.

Meeting Adjourned.

\_\_\_\_\_ President

\_\_\_\_\_ Secretary