

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

SEPTEMBER 13, 2018

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

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

Vice President Dietly introduced Mike Amato selected to fill the Board vacancy by unanimous vote of the Board of Directors.

She would like to entertain a motion to fill the Presidents position on the Board.

Motion:

Director Filloramo made a motion to elect Vice President Dietly to fill the Presidents position on the Board. Seconded by Treasurer Lorbeer. Unanimous. The motion carried.

Director Filloramo asked Director Van Tiem if he wanted the position of Vice President. Director Van Tiem stated that he would take the Vice Presidency.

Director DiTomaso stated that he would not like to see Director Van Tiem fill that position due to the fact that he was 1000 miles away on the telephone and that we carry on a very tentative discussion all the time.

Director Filloramo stated that he would accept the position of Vice President.

Motion:

President Dietly made a motion to elect Director Filloramo to the position of Vice President. Seconded by Treasurer Lorbeer. Five yes votes Dietly, Lorbeer, Filloramo, Van Tiem, and Amato. 2 no votes Arocha and DiTomaso. The motion carried.

Motion:

Vice President Filloramo 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 decrease in the operating fund and the increase in the reserve fund.

Secretary Arocha inquired about the number of trees removed for \$5800.

2017 – 2018 Audit Presentation – Todd Neville, Neville, Wainio CPA's

We have received a favorable audit for fiscal year 2017 – 2018. Neville Wainio audited the financial statements and the opinion they are giving is a clean opinion. They find our financial statements to be materially in accordance with Generally Accepted Accounting Principles.

No difficulties during the audit. No disagreements with management.

The allowance for doubtful accounts needs to be adjusted down.

The total draw down in cash due to the 2 Hurricanes is \$312,000 which includes the \$390,000 draw from the reserves, so we still did well based on the unforeseen circumstances.

Secretary Arocha asked to have a month to review the audit. Director DiTomaso seconded.

Motion:

Secretary Arocha made a motion to review the audit and accept at the October meeting. Seconded by Director DiTomaso. Unanimous. The motion carried.

Managers' Report - Joseph H. Smith III

Progress on Board Goals

Curb Appeal

Turf fertilization is complete.

Common grounds upkeep.

Planting new flower stock in October and November.

Safety and Security

Approval from FP&L to tap into the power supply at the Tennis courts.

Gate installed at the access to the tennis courts.

Locate complete to install the stanchions at the entrance to the field.

Committee Reports

ACC Committee – General Manager Smith

The ACC held one meeting in the month of August.

They approved:

5 fences

1 sun room

2 new homes

1 pergola

1 screen room

Total YTD 20

Director DiTomaso asked if we had approached FEMA for reimbursement from storm damage.

General Manager Smith stated that he made a request to FEMA and that we were denied since we collect maintenance fees from the membership.

Director DiTomaso stated that there is some kind of appeals process.

The membership inquired about insurance.

Variance Request – Randee Lewis 759 Bahia Drive. She has erected an 8-foot trellis to block a reflection from the metal roof on the house behind her home.

There is also a personal issue with another neighbor next door to the metal roof which requires privacy.

She explained her request for variance and her issues with the neighbors.

The neighbors Mr. Deadwyler, Mr. Lumbert, and Mrs. Miller expressed their concerns.

Board Discussion

Motion:

Director DiTomaso made a motion to deny the variance request based on the regulations upheld by the ACC committee. Seconded by Vice President Filloramo. Unanimous. The motion carried.

Deed Restriction Amendment Committee – Kate Thomes

The committee has developed a flyer which was distributed to the Board.

This flyer addresses the voting issue we face in amending our governing documents.

They would like approval to spend \$300.00 on copies for distribution at the craft fair and the yard sales.

Motion:

Vice President Filloramo made a motion to approve the \$300 expense. Seconded by Treasurer Lorbeer. Unanimous. The motion carried.

Kate mentioned a host for on line voting that was suggested by a former Director.

They are looking for representatives from each unit.

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 thanked those in attendance.

Treasurer Lorbeer discussed the importance of maintaining our existing assets.

Director DiTomaso thanked those in attendance and thanked Kate for her effort.

Members Comments

Brad Smith Hondo Drive inquired about this year's Christmas lights.

He discussed his displeasure with the web site.

Mr. Deadwyler Gilda Drive questioned the qualifications of the ACC members.

Director Amato discussed the process and his qualifications.

Steve Raff Fonseca Drive stated that he was on the Board and the ACC and that he was kicked off because he knew too much.

Mr. Reed Hondo Drive inquired about the fence restrictions and the amendment process.

He inquired about restrictions on plantings for isolation from other properties.

We solicited a quote from Yelton Construction to run water to the pier and set hoses at cleaning stations. The quote came in at \$15000. We will solicit more bids.

Carol McCutchen asked about the pool paver deck.

Meeting Adjourned.

President

Secretary