

ST AUGUSTINE SHORES SERVICE CORPORATION

790 Christina Drive
St. Augustine, FL 32086
Tel. 904-797-6441
Fax: 904-797-7441
www.staugshores.org

Meeting Minutes

NOTICE IS HEREBY GIVEN that a meeting of the board of Directors of St Augustine Shores Service Corporation was held at:

Place: Riverview Club

790 Christina Dr

St. Augustine, FL 32086

Date: July 11, 2024, at 06:00pm

Agenda:

The order of business for the election of officers:

1. Call to Order
2. Pledge of Allegiance
3. Moment of Silence
4. Roll Call
Mary Jenson, President
Kathy Schroeder, Vice President (phoned in)
Nicolas Arocha, Treasurer
Deb Scogin, Secretary
Skip Abrahams
Jill Kieffer

Absent: Lindsay Hamm

Also present CAM Shanna Frederickson and CAM Asst Christine Hart

5. Accept Minutes from 6/13/24 Motioned by Jill Kieffer and seconded by Nicolas Arocha, motion carried unanimously
6. President's Remarks- Mary has asked our HOA attorney to do a presentation of the new updates to HOA laws.
7. 2024 Legislative Updates to HOA Laws-Summer Reed, Attorney, Cobb & Gonzalez –Presented by Summer Reed, Esq.

New rules and regulations, new guidelines that need to be in place by 10-1-2024 along with some additional guidelines surrounding documents and committees. Financial reports will need to be available annually. New guidelines for continuing education for board members.

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Discussion with attorney:

Skip asked about rules and regulations regarding how to communicate these to committees, hurricane protection laws, all contracts should be available digital.

Mary Jenson asked about the 14 day notice that would need to be given but would not impact the 48 hours for agenda notice.

8. Treasurer's Report - Report given by Nicolas Arocha. There was a surplus of \$71,844.81 mostly from past HOA dues begin collected. Major Expenses were Altara sinkhole/repair for \$23,632.78 and Awning deposit of \$ \$2,425.00. See full report attached.
9. General Manager's -Report given by Shanna Frederickson and is attached includes updates on Operational, Riverview Club, Safety, RV/Boat Compound, Maintenance, Drainage, Trees, Landscaping, Lakes and Dam, Deed Restrictions, KB homes/ Sabal Estates, Financial / Collections, Craft Fair.
10. Old Business
 - a. Drainage (ongoing/completed)
Shores/Deltona has been repaired
Altara sinkhole and repair completed
Phonetia is pending start date from vendor to replace 40 feet section of 18 inch pipe and repair sinkhole
 - b. Pool Resurfacing – three quotes were received and reviewed, discussion began between Directors as to the next steps needed. Discussed 10% rule if membership vote is needed. Motion made to seek more information by Deb Scogin and seconded by Jill Kiefer, tabled until August.
11. New Business:
 - a. Rules and Regulations Policy -To accept policy as presented- see attached
Discussion between Directors/CAM-Additional information is needed from attorney regarding a smaller version available or this document could be tweaked, 3 minute rule from homeowners to speak on any subject or can it be added to agenda, appeal/fining committee needed, discussed attorney fees, attorney will look into blocking excessive emails and advise. This motion made to seek more information by Jill Kiefer and seconded by Nic Arocha, tabled for further discussion until August meeting.

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- b. Coupon Books-to eliminate the use of coupon books
Discussion between Directors/CAM. Result is to seek more information and tabled until August.
- c. Sabal Estate dues-Phase I will begin on 10-1-2024 to homeowners and KB Homes. A letter will be sent in August.
- d. Drainage (new) Motion to approve the scoping of 262 Phonetia as presented which Includes from 262 Phoentia to Baracoa or Baracoa to Phonetia as far as possible.
Discussion between directors. CAM noted that the estimate would be included from 262 Phoentia to as far as possible to Baracoa and as far as possible Baracoa to Phonetia.
Depending on field conditions, trying for the entire pipe to be video scoped. Since this is an emergency Mary Jenson, President, asked for a vote and stated that Kathy Schroeder, Vice President agreed. The approval was carried unanimously.
- e. Dam –Motion to approve dam repairs as presented
After discussion between directors, this motion was amended for inspection of the value and the pipe in addition to the dam repair. Motioned by Kathy Schroeder and seconded by Skip Abrams. Motion carried with amendment unanimously.
- e. Pool Deck Drainage – Water came through where the doors were replaced with windows. Water is still pooling on pavers. Consulting with experts to develop a game plan along this portion of the building.

12. Committees:

- a. Building and Grounds---n/a
- b. Communication--- n/a
- c. Deed Restrictions – see minutes
- d. Activities---Craft Fair is on 10-27 from 12 to 4 and volunteers are needed. Table will be \$15.00.
- e. Accept Resignation of Activities Committee Chair Motion accepted Jill Kieffer and seconded by Nic Arocha and approved unanimously.
- f. RV Compound -N/A
- g. ACC Committee -N/A
- h. Accept Minutes from Deed Restrictions Committee from May 10, 2024 and June 14, 2024. Motion to approve by Nic Arocha and seconded by Jill Kiefer.

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13. Director Comments

14. Member Comments

Mr. Stanton- He has concerns about the elimination of coupon books as he has 5 properties and uses the coupons for his bookkeeping on these properties. He asked about the fining committee from last month

Maureen Longfellow asked if coupon books are an option to send out or not. We are not required to send out coupon books. She stated that over the years we would not continue to have the same number of residents needing books.

15. Adjournment---Motion by Nicholas Arocha and seconded by Jill Kiefer. All unanimously agreed.

Deborah Scogin SASSC Secretary