

ST AUGUSTINE SHORES SERVICE CORPORATION

790 Christina Drive  
St. Augustine, FL 32086  
Tel. 904-797-6441  
Fax: 904-797-7441  
[www.staugshores.org](http://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: August 8, 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  
Nicolas Arocha, Treasurer  
Deb Scogin, Secretary ( phoned in)  
Jill Kieffer  
Lindsay Hamm

Absent Skip Abrams

Also present CAM Shanna Frederickson and CAM Asst Christine Hart

5. Accept Minutes from 7/11/24 Motioned by Jill Kieffer and seconded by Kathy Schroeder motion carried unanimously
6. President's Remarks-introduction of guest speaker
7. Guest Speaker Lou Greco on Autumn Vegetable and Fruit Gardening for the Shores
8. Treasurer's Report - Report given by Nicolas Arocha. There was a surplus of \$23,124.65 Major Expenses were San Savino -New Fountain Motor \$2,993.63; South Entrance – well pump repair for 7- litigation \$2,750.00; Fence Replacement \$ 5,942.00; Pool Filter grid replacement and annual service cleaning \$4,680.00 . See full report attached.

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9. General Manager's -Report given by Shanna Frederickson and is attached includes updates on Operational, Pool Resurfacing Riverview Club, Safety, RV/Boat Compound, Maintenance, Drainage, Trees, Landscaping, Fountains, Dam, Deed Restrictions, KB homes/ Sabal Estates, Financial / Collections, Craft Fair.

10. Old Business

- a. Drainage (ongoing/completed) -See General Managers Report
- b. Pool Resurfacing –Tempool representatives John Temple and James Alexander did a presentation on their quote and how the resurfacing would be completed if they received the work. They have been in business for over 30 years, worked on 180,000 pools all around the world. They have 185 Employees and will complete the job in 4 to 6 weeks. They will be installing a pebble finish which will have a lifetime warranty. They will be placing full tiles around perimeter and 3 coats of bonding agents. He doesn't believe that he will have to use well points nor cam locks however if he does there will be no change in estimate. The estimate is for \$191,422.61 which included taxes. Motion made by Jill Kiefer to accept the estimate and seconded by Lindsay Hamm; motion approved unanimously.
- c. Coupon Books- Motion to discontinue coupon books as of 7-1-2025 by Kathy Schroeder and seconded by Jill Kiefer. Deb Scogin voted against it, and Nicolas Arocha abstained. Options for payment plans are still being discussed.
- d. Rules and Regulations Policy -The motion made to seek more information with attorney by Jill Kiefer and seconded by Kathy Schroeder, tabled for further discussion.
- e. Deck Repair- There was water intrusion from one storm into the ball room. Tempool inspected the pool paver deck prior to the meeting. He stated that he thinks the drain pipes have fallen and would expect that the pavers need to be raised by 3 inches after drain pipes are repaired then provide adequate drainage in both in front of pool house and at the south side of building. Motioned by Kathy Schroeder and seconded by Jill Kiefer to obtain additional information and table discussion until September. Unanimously agreed.
- f. Dam Repairs- presently being worked on and to provide pictures and additional information at next meeting.

11. Committees:

- a. ACC committee- Kathy Schroeder – normal procedures followed and applications approved.
- b. Building and Grounds---Dirk Schroeder stated next meeting on the following Monday.

He also advised in his opinion that we need to explore the deck problem quotes and determine if there is cement under the pavers and it could change quotes.

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He also stated in his opinion that before accepting Phase I of Sabal Estates that we determine that all common areas have an irrigation pump.

c. Communication--- Mary Jenson advised to read newsletter

d. Deed Restrictions –Jane Taeger stated that the committee has been working on a document to be given to new owners “Guidelines to Life In the Shores”. They asked for this packet to be included to all the Phase I Sabal Estates homeowners with their letter on HOA fees starting on 10-1-2024. Dirk Schoeder commented on sending letters to Title Companies with the estoppel letters. Mary Jenson stated that this was great work and recognized all the members for their efforts.

e. Activities---Craft Fair is on 10-27-24 from 12 pm to 4 pm and volunteers are needed. There will be 2 food trucks and kids crafts.

f. RV Compound -Mike Shannon stated they have not had a meeting in 3 months but have 15 pending suggestions for projects.

12. Motion to add Jill Kiefer resignation to the agenda by Kathy Schroeder and seconded by Lindsay Hamm. Approved to add to agenda.

13. Accept Resignation of Director Jill Kiefer by Kathy Schroeder and seconded by Lindsay Hamm, approved unanimously.

Of note: there is a Director position open, please apply.

14. Director Comments

Kathy Schroder stated that she called St Johns Sheriff’s department and they have placed two flashing yellow speed limit signs on Christina Drive and Near San Savino. She wanted to inform the community that the sheriff’s department is stepping up to the plate.

15. Member Comments

Sara Sanders- she would like to speak retaining wall in a pond. She stated that she had called to make an appointment several times and was not given one. Mary Jenson stated that she would set up time to meet with her to discuss.

Dawn Speakman, resident on Sabal Estates. Her question is in regard to the coupon books being discontinued. Is there a way to look on website if your dues have been credited to your account? We are presently looking into updating our system for future use of this link in 2025. Shanna Frederickson stated that you are given 30-day courtesy letter if dues are not received then a 60 day certified letter before it is forwarded to the attorney for collections. She also would be willing to obtain the homeowners’ information for establishing a quorum for Sabal Estates. Mary Jenson stated that in the annual packet this year, it will have a sheet showing the due dates for HOA payments.

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Maria Kimball from Sabal Estates commented on having other options of HOA payments other than in full up front or by ACH monthly. Mary Jenson stated that we are still considering other payment options.

16. Adjournment---Motion by Jill Kiefer and seconded by Lindsay Hamm. All unanimously agreed.



Deborah Scogin SASSC Secretary

9.10.24