

ST. AUGUSTINE SHORES SERVICE CORPORATION

A Corporation Not-for-Profit

MINUTES OF THE MONTHLY MEETING OF BOARD OF DIRECTORS

The meeting of the Board of Directors of St. Augustine Shores Service Corporation was held at the following date, time, and place:

Place of Meeting: The Riverview Club Ballroom
St. Augustine Shores Service Corporation
790 Christina Drive
St. Augustine, FL 32086

Date of Meeting: November 14, 2024

Time of Meeting: 6:00PM Meeting

The order of business for the working meeting of the Board of Directors shall be:

1. Call to Order
2. Pledge of Allegiance
3. Moment of Silence
4. Roll Call by Lindsey Hamm: Skip Abrams, Lindsey Hamm, Mike Nutile, and Mary Jenson were present. Kathy Schroeder was absent.

Also present were Shanna Fredrickson, Community Association Manager, and Christine Hart, Assistant Community Manager.

5. Audit Report Summary, Tyler Tebault, CPA. Members were offered the opportunity to ask questions and there were none.
6. Amend minutes from 9.12.24 Monthly Meeting. Motion made by Lindsey Hamm, Seconded by Mike Nutile. Skip Abrams abstained. In favor: Mike, Lindsey, and Mary. Motion passed.
7. Accept amended minutes from 9.12.24 Monthly Meeting. Motion made by Mike Nutile, Seconded by Lindsey Hamm. Skip Abrams abstained. In favor: Mike, Lindsey, and Mary. Motion passed.
8. Accept minutes from 10.16.24 Monthly Meeting. Motion made by Skip Abrams, Seconded by Lindsey Hamm. Motion passed unanimously.
9. President's Remarks given by Mary Jenson. President spoke about volunteers for the Board of Directors
10. Treasurer's Report given by Mike Nutile.
11. Community Association Manager's Report. CAM gave updates on pool resurfacing project, drainage repairs, annual audit, compound towing for unpaid vehicles, and mangrove trimming. Community events recap: Craft Fair, Trunk or Treat, Food Truck night, and the upcoming Christmas Tree Lighting at the club. Upcoming Riverview rentals: down on rentals but that is expected over the holidays. Compound rentals up from last month. Deed Violation report: signs and unapproved home improvements. Open Board of Director and Committee positions. Sabal Estate/KB Homes turnover update: Phase 1 has been turned over and owners will begin paying dues December 1st, 2024. Maintenance items that KB needs to do before we officially take over the entire property. Walk through in the works. Collections numbers: delinquent account totals are down significantly.
12. Old Business

- a. Drainage Report- Shanna talked about during the CAM report.
- b. Rules and Regulations Policy- Motion to accept policy made by Lindsey Hamm. Seconded by Mike Nutile. In favor: Lindsey, Mike, and Mary. Skip opposed. Motion passed.
- c. Deck Repair- Motion to get engineering quotes from two more firms made by Mike Nutile. Seconded by Lindsey Hamm. Motion passed unanimously.
- d. Pool Resurfacing Project Status- Shanna spoke about the progress being made. New tile installed; resurfacing should be finished by early December.

13. New Business

- a. Principal Common Stock (from 2001)- Shanna explained the discovery of stock owned by the Service Corporation that had been purchased in December 2001. The Articles of Incorporation prohibit the Service Corporation from owning stock. CPA Tyler Tebault and Association Attorney Hans Wahl advised to sell the stock and put monies in reserve accounts. Motion to cash out stock and put the money in reserves made by Mike Nutile. Seconded by Lindsey Hamm. Motion passed unanimously.
- b. 320 Altara Home Business Application-Applicant's husband spoke, Board discussed, and the Motion to approve the home business application was made by Lindsey Hamm. Seconded by Mike Nutile. Motion passed unanimously.
- c. 121 Andora Home Business Application-Applicant was not present. Board discussed, and Motion to approve the home business application, provided that no extra traffic is produced, and no golf carts will be delivered to their home, was made by Lindsey Hamm. Seconded by Skip Abrams. Motion passed unanimously.
- d. 84 Catalina Home Business Application-Applicant spoke about the welding business, Board discussed and asked questions of the applicant. The Board is concerned about fire hazards, noise, and air quality. Motion to approve application with provisions that if complaints come in about noise levels and interruptions to neighbors that the application would be re-evaluated was made by Skip Abrams. Seconded by Lindsey Hamm. In favor: Skip Abrams. Opposed: Mary Jenson, Lindsey Hamm, and Mike Nutile. Motion did not pass and application was not approved.
- e. Accept Kathy Schroeder's resignation from the role of Treasurer. Motion made by Lindsey Hamm. Seconded by Mike Nutile. Motion passed unanimously.
- f. Appoint Kathy Schroeder as Vice President/Secretary. Motion made by Mike Nutile. Seconded by Lindsey Hamm. Motion passed unanimously.
- g. Appoint Mike Nutile as Treasurer. Motion made by Lindsey Hamm. Seconded by Skip Abrams. In favor: Mary Jenson, Lindsey Hamm, and Skip Abrams. Mike Nutile abstained. Motion passed.
- h. Appoint Thomas Hoverson to the Board of Directors. Lindsey Hamm introduced Thomas and spoke about his background. Motion to appoint Thomas Hoverson to the Board of Directors and a seat expiring in May 2025 was made by Lindsey Hamm. Seconded by Mike Nutile. Motion passed unanimously.
- i. KB Turnover
- j. Tennis Court Fence Repair. Mary Jenson explained that the unbudgeted expense must be approved by the Board because the funds must come out of reserves. Motion to authorize expense not to exceed \$4000.00 was made by Mike Nutile. Seconded by Lindsey Hamm. Motion passed unanimously.

14. Committee Reports

- a. ACC Committee-Mike Nutile gave update on applications
- b. Building and Grounds-Mary announced that the committee will be refurbishing the sled for the Christmas Tree Lighting ceremony
- c. Communication-No update
- d. Deed Restrictions-No update
- e. Activities-Mary thanked the committee for a successful craft fair

- f. RV Compound-No update
 - g. Accept Committee Minutes. Motion to accept committee minutes made by Lindsey Hamm. Seconded by Mike Nutile. Motion passed unanimously.
15. Director Comments-Lindsey Hamm thanked everyone that came to the Craft Fair and that people were helpful with each other. Mary Jenson wished everyone a Happy Thanksgiving and safe travels.
16. Owner's comments on Agenda Items (3 minute limit)
- a. Bruce Shurtz at 686 Bahia Drive commented that he doesn't understand the rules regarding political signs and yard decorations. He said that his neighbors have loud vehicles and people are driving fast. He asked the Board to reconsider the denied home business application. The Board discussed briefly and decided against reconsidering.
17. Adjournment. Motion to adjourn the meeting made by Mike Nutile. Seconded by Lindsey Hamm. Motion passed unanimously.



Mary Jenson, President

November 20, 2024
