

ISSUE 5, MAY 2024

COMMUNITY NEWS | HOA UPDATES

# Newsletter

ST. AUGUSTINE SHORES ADVOCATE



ST. AUGUSTINE SHORES SERVICE CORPORATION

790 CHRISTINA DRIVE | ST. AUGUSTINE | 904-797-6441

[WWW.STAUGSHORES.ORG](http://WWW.STAUGSHORES.ORG)



**FROM THE PRESIDENTS PODIUM** We were thrilled with the great turnout at the Annual Meeting of the Membership on May 3rd. Despite the challenges that we faced with the packet delays due to the Jacksonville mail heist, our community members came together to either turn in their proxies or to attend the meeting. We actually exceeded the annual meeting quorum requirement of 15% of our membership. Thank you very much!

So what is the state of our community? Our pool and pool bath house are now fully functional and maintained to the highest of standards. Our General Manager, Shanna Fredrickson, and our Assistant General Manager, Christine Hart, are doing an exceptional job updating the office and overseeing the business of the association. We now have a beautiful, newly renovated clubhouse that will be used and enjoyed for years to come. Our rental revenue now provides a vital supplement to our monthly HOA income.

We figured out what wasn't working. Our Recreational Vehicle (RV) compound was NOT full and there wasn't a waitlist. The HOA was not collecting dues from  $\frac{1}{3}$  of its homeowners. Our properties were getting vandalized. Our drainage issues have been neglected. We did not have a relationship with the county.

We've made improvements to our RV compound and we are nearing full capacity. We put a collection system in place to ensure fairness to the  $\frac{2}{3}$  of our homeowners who ARE paying their dues. We have put in security cameras and established a reward system to catch those who wish to destroy our swales. We have started to video scope the worst of our drains to determine next steps. We have formed a positive relationship with county engineers and representatives and are working together to improve our infrastructure.

We now have a budget based on data. We have revamped our activities program to provide both free and fee-based activities and are happy to see those offerings grow. The grounds are well maintained, the flowers are beautiful, the sidewalks are free of overgrowth and the Shores objectively looks better. We have improved communication through a better website, a monthly newsletter, and informative monthly meetings.

(continued from page 2)

There is still more to do...the next twelve months we hope to continue to work within our approved budget to address more of our drainage issues, enhance our amenities, expand our activities, increase our facility rentals, improve our collections rate and expand our member services. The hard work aside, it's time to have more fun...gather more, swim more, fish more, dance more, talk more and embrace and celebrate our lives in the Shores. What is your passion or teaching skill? What contribution could you make to a committee? Please consider sharing YOUR talent and interests with the Shores community.

We've healed most of the body and now we must heal the heart. We must work together to create a kinder neighborhood. The year ahead will be challenging with a heated national election. Let us be the neighborhood that rises above political differences and let's be a community that helps one another in times of need.

I recently read a post on Nextdoor from a resident who had not seen an elderly man, named Dave, for a long time. For years, she used to see Dave on her walk and was concerned for his well being. She asked if anyone knew him...if anyone knew if Dave was okay. The responses were nonstop with over 20 other neighbors also wondering where this Dave was and how he was doing. All of the responders shared something special about Dave but the recurring theme was that Dave was always kind and friendly to them. One man stated that he and his wife lived near Dave and that fortunately Dave was doing just fine. They had checked on him, brought him meals, took him places and the man shared that they "LOVED DAVE." Another resident, who had never met Dave, responded with, "Damn, I wish I was Dave."

Let's all be Dave...his positivity is contagious. Let's work together to make these next 12 months the best year ever. Be kind and respectful to each other and please check on your neighbors if you're worried about their well being. Let's help each other. Let's make the Shores the best place to live in St. Johns County.

Mary Jenson



Mary Jenson, HOA Board President  
St. Augustine Shores Service Corporation

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# CONNECT

## WITH US



## UPCOMING MEETINGS

**Join Us at Riverview Club**

ACC Committee **May 13th 6:00pm**

HOA Board Meeting **June 13th 6:00pm**



Guest Speaker, District 3,  
Vice-Chair County Commissioner  
Roy Alaimo

We would like to thank Roy Alaimo and his team for attending our April 18th HOA Meeting as our Guest Speaker. Commissioner Alaimo opened his remarks by asking the homeowners of the Shores for a show of hands on who was happy with overdevelopment and traffic. He then explained that many of the developments that we are witnessing in 2024 were approved in 2008.

The Shores homeowners asked some very good questions of Commissioner Alaimo including but not limited to the following:

Does the county plan on improving the intersection of Route 1 and Shores Blvd by Walgreens?

Does the county consider requiring Developers to contribute to the community prior to approval?

What can the county do to mitigate the impact of dust and smoke on the homeowner who live next to Shores Blvd and/or the new development?

Are the county engineers on the Shores Blvd road widening project being attentive to the flow of water through the culvert?

The town hall question and answer session was very informative for Shores homeowners. We plan on hosting more guest speakers at our meetings. Who would you like to hear from? Please send us an email suggestion to: [info@staugshores.net](mailto:info@staugshores.net)

# IMPORTANT UPDATES

## HOA Board of Directors Updates

"John F. Kennedy once said, "Change is the law of life. And those who look only to the past or present are certain to miss the future."

Our HOA Board of Directors is changing and we bid a fond farewell to those who are leaving us and we welcome those who are joining us in serving the community.

Brad Smith has resigned from the Board of Directors due to health concerns. We thank Brad for all of his expertise and hard work with the renovations of the Riverview Club and his continued dedication to at the association. Brad served as both the Project Manager for the renovation project, Treasurer of the Board and as a valued liaison with the RV Compound Committee. We wish him well in his retirement.

Carol McCutcheon stepped down from her seat after fulfilling her 2 year term. Carol has served on the Board of Directors for 2 1/2 years as well as on the Building and Grounds Committee for over seven years. Carol's attention to the Pier have been a huge contribution to the association. Her commitment to stay on the Board through the renovation project was greatly appreciated.

Lindsey Hamm was nominated to take Carol McCutcheon's vacated seat by the Board of Directors. Lindsey is a new homeowner in the Shores with experience in engineering, property development and security matters. A veteran of the US Air Force, Lindsey is excited to join the Board and help move our community forward.

Because there weren't any candidates for the elections, the two directors filling those seats, Deb Scogin and Jill Kieffer will remain in their seats for another term.

Following the Annual Meeting, the Board of Directors elected the officers for the next twelve months. The following officers were unanimously voted into their positions:

President: Mary Jenson

Vice President: Kathy Schroeder

Treasurer: Nicolas Arocha

Secretary: Deb Scogin

The Board of Directors is continuing to accept applications for the Nomination Process. Please contact the HOA Office if you would like to apply.

# Alligator Safety

As we move into the spring and summer temperatures, alligators are going to be more active and visible throughout the Shores. Soon, you will notice new signage around our lakes and ponds to serve as a friendly reminder that we are coexisting with nature. While we understand that seeing alligators close by can be fascinating, yet scary, please keep in mind that they are in their natural habitat. Many times when the HOA office receives calls to have alligators removed, they are trapped and then euthanized. Removal is always reserved as a last resort for nuisance gators.

Here are some tips from the Florida Fish and Wildlife Conservation Commission (FWC) on how to take precautions when in and around the water. Please enjoy the amenities of the Shores and stay safe around the water's edge.

While serious injuries caused by alligators are rare in Florida, the FWC offers the following tips about how to safely co-exist with them:

- Keep a safe distance if you see an alligator and never feed one. When fed, alligators can lose their natural wariness and instead learn to associate people with the availability of food.
- Swim only in designated swimming areas during daylight hours. Alligators are most active between dusk and dawn.
- Keep pets on a leash and away from the water's edge and never let them swim in fresh or brackish water. Pets often resemble alligators' natural prey.

Call the FWC's Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286) if you believe an alligator poses a threat to people, pets or property and the FWC will dispatch a contracted nuisance alligator trapper to resolve the situation. The FWC places the highest priority on public safety and administers a [Statewide Nuisance Alligator Program \(SNAP\)](#) to proactively address alligator threats in developed areas, while conserving alligators in areas where they naturally occur.

Find more resources about [living with alligators and Spanish translation information tools](#) at [MyFWC.com/Alligator](#).

The American alligator, Florida's state reptile, is a conservation success story. Florida has a healthy and stable alligator population, which is estimated at 1.3 million alligators of every size. They are found in freshwater lakes, ponds, swamps and slow-moving rivers in all 67 counties in Florida.



ARE YOU  
REGISTERED TO



**RIVERVIEW CLUB** is an election day polling location for many Shores homeowners. To confirm your polling location, visit: [www.votesjc.gov](http://www.votesjc.gov)  
We understand that election season can bring out differing views and opinions. Remember, we are all neighbors first and even though we may not share the same views on politics, we can often find common ground in the activities we participate in around the community like fishing, swimming, tennis, walking, or frisbee disc golf. Together, we can be great neighbors!

**Primary Election: August 20th**  
**General Election: November 5th**

*Riverview Club is **not** an early voting location*



Roll up your sleeves and join a committee! The following committees are looking for community volunteers to serve in our neighborhood.

- ACC (Architectural Control Committee)
- Building and Grounds Committee
- Activities Committee





# PROPERTY SIGNS

“No sign shall be displayed to the public view on said lots without prior approval of the Architectural Design Committee, which approval shall not be reasonably withheld, except one (1) sign of not more than forty (40) square inches advertising property for sale or rent.” (*Deed Restrictions 4.03*)

The Association understands that this is an election year and many residents would like to show their support for their candidate of choice, however, the community’s Deed Restrictions **prohibit all signs, except in the above instances (For Sale or For Rent).**



# 2024-2025 APPROVED BUDGET

ST. AUGUSTINE SHORES SERVICE CORP.	24-25 TOTAL BUDGET	23-24 TOTAL BUDGET	% CHANGE FROM 23-24
<b>REVENUE</b>			
MAINTENANCE FEES	\$1,353,881	\$1,275,552	6.1%
LEASE INCOME-COMPOUND	12,620	12,516	0.8%
ACC PERMITS	4,000	1,520	163.2%
TRANSFER FEES	16,500	10,700	54.2%
ESTOPPEL FEES	82,500	21,400	285.5%
RIVERVIEW ACTIVITY FEES	0	43,824	-100.0%
POOL MEMBERSHIPS	72,800	78,323	-7.1%
RIVERVIEW RENTALS	100,000	53,000	88.7%
COMPOUND FEES	110,400	102,000	8.2%
OTHER INCOME	15,850	8,509	86.3%
<b>TOTAL REVENUE \$</b>	<b>1,768,551</b>	<b>\$1,607,344</b>	<b>10.0%</b>
<b>EXPENSES</b>			
PAYROLL	\$323,250	\$251,429	28.6%
PAYROLL TAXES	27,476	19,556	40.5%
WORKERS COMP INSURANCE	2,000	2,729	-26.7%
DISABILITY INSURANCE	2,200	1,799	22.3%
EMP MED/LIFE INSURANCE	46,500	43,608	6.6%
RETIREMENT COSTS	8,400	14,148	-40.6%
LIABILITY & PROP DAMAGE INSURANCE	40,312	41,392	-2.6%
LEGAL SERVICES	25,000	4,000	525.0%
ACCOUNTING SERVICES	35,000	77,582	-54.9%
OFFICE EXPENSE	42,100	27,672	52.1%
POSTAGE	10,001	10,050	-0.5%
ANNUAL MEETING EXPENSE	12,000	14,190	-15.4%
TRAINING	2,000	220	809.1%
SECURITY	5,000	5,196	-3.8%
CONTRACT LANDSCAPE SERVICE	372,000	370,654	0.4%
REPAIR AND MAINTENANCE	72,500	56,454	28.4%
TELECOMMUNICATIONS	5,000	4,268	17.2%
ELECTRICITY	195,000	181,156	7.6%
WATER	11,500	8,858	29.8%
PROPANE	2,500	3,200	-21.9%
TRASH SERVICE	33,600	32,472	3.5%
AUTO, GAS AND OIL	2,800	3,894	-28.1%
SUPPLIES	0	34,600	-100.0%
OUTSIDE SERVICES	53,000	92,835	-42.9%
MISC ADMINISTRATIVE EXPENSE	0	3,120	-100.0%
MISC RIVERVIEW EXPENSE	0	7,208	-100.0%
MISC COMMON GROUNDS EXPENSE	0	21,060	-100.0%
RIVERVIEW ACTIVITY CLUB EXPENSE	0	35,231	-100.0%
DUES AND LICENSES	5,350	3,815	40.2%
LAKE TREATMENT	32,000	37,680	-15.1%
TREE REMOVAL	50,000	50,000	0.0%
ANIMAL/PEST CONTROL	2,500	2,800	-10.7%
PLANTS, MATERIALS AND MULCH	51,500	28,590	80.1%
COMPOUND COST	4,000	5,750	-30.4%
POOL EXPENSES	73,000	0	100.0%
SERVICE CHARGES/CREDITS	4,000	0	100.0%
DEPRECIATION	49,176	49,176	0.0%
<b>TOTAL OPERATING EXPENSES</b>	<b>\$1,600,665</b>	<b>\$1,546,392</b>	<b>3.5%</b>
NON CASH EXPENSES	\$49,176	\$50,093	-1.8%
FIXED DEBT PAYMENTS	\$85,512	\$0	
<b>CASH SURPLUS/(DEFICIT) \$</b>	<b>131,550</b>	<b>\$111,045</b>	<b>18.5%</b>
RESERVE FUNDING	\$131,550	\$185,852	-29.2%
<b>PROJECT RESERVE BUDGET</b>			
PREVIOUS BALANCE	\$450,000		
2024-2025 RESERVE CONTRIBUTION	\$131,550		
<b>NEW RESERVE BALANCE</b>	<b>\$581,550</b>		



# COMPOUND PARKING AVAILABLE!

**ACH AUTO DEBIT OPTION COMING SOON!**

For RV's, Boats, and Trailers. Must be a Shores Homeowner and HOA account must be in good standing. Only \$50 per month! Call the office for more information (904) 797-6441.

*Don't Miss Out! Limited Space Available!*

**Reminder** →

## **Paying Your HOA Dues on Time is Easy and Hassle-Free.**

HOA Maintenance Dues are due on the 1st of every month. If payment is not received on time, a late notice will be mailed to the property. After 31+ days delinquent, the account will be turned over to the association attorney for collections follow up.

Once the account is turned over for collections follow up, the owner becomes responsible for interest, collections costs, and attorney fees. Many residents don't understand why it's such a big deal when their payment is late. Since the HOA relies on maintenance income to pay vendors, utilities, street lighting, legal counsel, taxes, and payroll (just to name a few), it's very important that all income is received as scheduled each month from homeowners.

We offer a variety of ways to pay your maintenance dues each month, but the preferred method of payment is ACH Bank Draft which can be set up to draft on the 1st of each month from your checking account. This is a free service that the Shores offers. All you need is a voided check and we can help you get set up.



# LOOKING GOOD IN THE NEIGHBORHOOD

We care about how our Shores community is kept up and maintained. Have you noticed any of the following improvements in our community?

The walking paths are consistently kept free of overgrowth from vines and branches.

The front area of the Riverview Club is now grass instead of mulch. This cleans up the area and will provide years of savings on the mulch that was previously required to fill that space.

The trees along Shores Boulevard are being trimmed to ensure both proper upkeep and sight line issues are addressed.

Help do your part by keeping your property maintained to the highest standard.



# FEATURED RECIPE



PHOTO: © PETRINA TINSLAY

## Crab Louie Salad

With warmer weather upon us, we wanted to share this great recipe that is easy to make, delicious and doesn't heat up your kitchen. This is a great recipe to prepare as an appetizer or as a meal, Enjoy!

### Directions

**Step 1:** In a bowl, whisk the mayonnaise with the ketchup, relish, lemon juice, garlic, Tabasco, Worcestershire sauce, paprika, and chili powder; season with salt and pepper. Let the dressing stand at room temperature for 15 minutes.

**Step 2:** In a medium saucepan of boiling salted water, cook the asparagus until just tender, 3 minutes. Drain and cool.

**Step 3:** Arrange the romaine, cucumber, radishes, tomatoes, eggs, and asparagus on a platter. Top with large chunks of the crabmeat and serve, passing the dressing at the table.

### Dressing

- 1 cup mayonnaise
- 3 tablespoons ketchup
- 1 tablespoon sweet pickle relish
- 1 tablespoon fresh lemon juice
- 1 garlic clove, minced
- 1 teaspoon Tabasco
- 1/2 teaspoon Worcestershire sauce
- 1/4 teaspoon sweet smoked paprika
- 1/4 teaspoon chili powder blend
- Kosher salt
- Freshly ground black pepper

### Salad

- 3/4 pound asparagus
- 2 (6-ounce) romaine hearts, cut crosswise 1/2-inch thick
- 1 (6-ounce) seedless cucumber, thinly sliced or cut into spears
- 4 large radishes, thinly sliced
- 4 medium tomatoes, cut into wedges (optional)
- 4 hard-cooked eggs, cut into wedges
- 1 pound crabmeat, preferably Dungeness

*click here!*

**CLICK FOR RECIPE**

# DEED RESTRICTION VIOLATIONS

*By: Shanna Fredrickson, CAM*



Deed Restrictions are a part of the Governing Documents for our community. They state what the owners and the Association are responsible for. They also list what the Association expects from owners with regard to maintaining owner properties.

As the Community Association Manager for St. Augustine Shores, one of my duties is the oversight and management of the Deed Restriction Violations.

Over the past year, my team, the Board of Directors, Committee Members, and myself have made significant progress in addressing numerous violations around our community.



The most common violations issued are for:

- Improper Fence Installation & Location
- Overgrown Trees, Bushes, Yards, and Landscape
- Exterior Condition of Home
- Unapproved Property Alterations, Additions, Improvements
- Nuisance Behavior and Disturbances
- Unapproved Shed and/or Location
- Illegal Parking of Boats, RV's, Trailers, and Other Heavy Duty Vehicles on Property
- Dog Barking / Pet Waste / Off Leash Notices
- Unlicensed Business Operation w/ out Permit
- Vandalism of Association Property
- Violation of Amenity Rules or Conduct
- Guest/ Tenant Conduct

This is just a small part of an extensive list of Deed Restrictions that each Homeowner is bound to upon the successful closing of their home.

Have you received a Deed Restriction Violation? Pay close attention to the date on your letter to determine how many days you have to remedy the issue. Communicate with the HOA office staff when the violation has been corrected. Together, we can make the Shores the most desirable places to live.

For more information, visit our website at [www.staugshores.org](http://www.staugshores.org)

# Swim Lessons!



## Beginning June 1st Riverview Club Swimming Pool Tue/Thur Afternoon Classes Available

Swim lessons are crucial for any child, at any age. Swim lessons reduce the risk of drowning and improve water safety skills. They can create a love and respect for water early on, while building confidence that will stay with them the rest of their lives. Swimming is also a fun way to stay active and encourage healthy living from an early age.

Pre-registration with payment is required before the start of each session. Registrations are accepted while space is available, on a first-come, first-served basis. The minimum class size is 6 participants. Group lessons will be available to children on Tuesdays & Thursdays from 3:00 - 3:30 and 3:30-4:00.

**To Sign Up Visit Mobile Swim School at:  
<https://mobileswimschool.com/request>**

# RIVERVIEW CLUB

## Swimming Pool Information

The 2024 Pool Season has started and we are so excited to see so many residents using the pool! The Riverview Club is definitely on the list of popular places to be this summer!

**As a reminder, the swimming pool is open daily from 8am to 8pm. (closed during inclement weather). Pool Memberships and day passes are available for purchase in the HOA office during normal business hours, Monday-Friday between 9am-5pm.**

Memberships and day passes are not sold at the pool gate. If you do not have an active pool access card, you will not be able to enter.

New Homeowners must have an active account in good standing in order to purchase a membership. Tenants must have a current lease agreement on file in order to purchase a membership or day pass. Important reminders for those using the pool:

- Parents/Guardians are required to be present with any minor under (14) years of age and must stay with them for the duration of the pool visit to ensure pool rules are being followed.
- There is no standing or sitting on the pool steps, ladder, or inner pool ledge wall.
- No jumping, diving, horseplay, running in or around the pool deck is permitted.
- Proper swimsuit attire is required in the swimming pool; Full coverage suits are required. Please do not wear street clothes in the pool. Swimsuits only.
- No bicycles, skateboards, scooters, or other recreational toys/vehicles inside the fenced pool area.
- No glass bottles or food inside the pool area.
- No radios, speakers, or music inside the pool area- please wear earbuds.
- No diapers in the pool; swimmyies are permitted.
- No animals inside the pool area; *Exception for certified ESA and Trained Service Dogs. Please have official documentation or certification paperwork readily available for inspection by staff or keep on file with the HOA office.*
- Guests must dry off before entering the pool bath house.
- Unruly members and their guests will be asked to leave for not following the pool rules.
- Swim at your own risk.

For a complete list of pool rules and membership prices please visit our website at [www.staugshores.org](http://www.staugshores.org)



# RIVERVIEW CLUB



**2 WATERFRONT  
BALLROOMS**

Event Packages  
from \$180

**BOOK  
NOW!**

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