

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: December 12, 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 Kathy Schroeder: Skip Abrams, Lindsey Hamm, and Mike Nutile. Thomas Hoversen and Mary Jenson were absent.

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

5. Board Vacancies and Officer Roles:
 - a. Motion to accept the resignation of Mary Jenson made by Lindsey Hamm and seconded by Skip Abrams. All in favor. Motion passed.
 - b. Motion to accept the resignation of Mike Nutile as Treasurer made by Lindsey Hamm and seconded by Skip Abrams. All in favor. Motion passed.
 - c. Motion to appoint Lindsey Hamm as Treasurer made by Mike Nutile and seconded by Skip Abrams. All in favor. Motion passed.
 - d. Motion to appoint Mike Nutile as President made by Lindsey Hamm and seconded by Skip Abrams. All in favor. Motion passed.
 - e. Motion to remove Mary Jenson as signer on all association bank accounts made by Skip Abrams and seconded by Lindsey Hamm. All in favor. Motion passed.
 - f. Motion to add Mike Nutile as signer on all association bank accounts made by Skip Abrams and seconded by Lindsey Hamm. All in favor. Motion passed.
6. Motion to accept minutes from 11.14.24 monthly meeting made by Lindsey Hamm and seconded by Skip Abrams. All in favor. Motion passed.
7. President's Remarks made by Kathy Schroeder.
8. Community Association Manager's report given by Shanna Fredrickson.
9. Guest Speaker Clay Murphy was unable to attend the meeting.
10. Treasurer's report given by Mike Nutile.
11. Old Business:

- a. Pool resurfacing project update given by Shanna during her management report.
- b. Deck Repair-Engineering Reports- Shanna Fredrickson gave update.
- c. KB Turnover- Shanna Fredrickson gave update in her management report.

12. New Business:

- a. Home Business application: Motion to approve made by Lindsey Hamm and seconded by Mike Nutile. All in favor. Motion passed.
- b. ACC Appeal: Motion to deny the appeal was made by Skip Abrams and seconded by Lindsey Hamm. Skip Abrams, Lindsey Hamm, and Mike Nutile voted in favor of the motion. Kathy Schroeder abstained. Motion passed.

13. Committee Reports

- a. ACC Committee-Mike Nutile gave update on applications.
- b. Building and Grounds-Dirk Schroeder gave an update on projects.
- c. Communication-No update
- d. Deed Restrictions-No update
- e. Activities-No update
- f. RV Compound-No update
- g. Accept Committee Minutes. Motion to accept committee minutes made by Lindsey Hamm. Seconded by Mike Nutile. All in favor. Motion passed.

14. Director Comments-Skip Abrams and Lindsey Hamm made comments.

15. Owner's comments on Agenda Items (3 minute limit)

- a. James Spraker spoke about KB and road widening/vibrations
- b. Josh Rizzuto spoke about homeless individual living in the woods off Viscaya Blvd
- c. Charlie Bouton requested information about contacts at KB
- d. Jeff Hewitt spoke about KB/vibrations
- e. Robin Cross spoke about homeless individual living in the woods off Viscaya Blvd
- f. Terry Stockheimer spoke about KB/vibrations

16. Adjournment. Motion to adjourn the meeting made by Mike Nutile. Seconded by Lindsey Hamm. All in favor. Motion passed.



Kathy Schroeder, VP/Secretary

December 13, 2024

