

Happy Independence Day!

The June meeting of the HOA was lightly attended but heavy on content! Within the next few months, important issues are being tackled by your board of directors. The following are some of the highlights from your meeting. Remember, our meetings are on the second Thursday of every month at 7 PM at the Riverview club; I urge you to attend, as you are responsible for complying with the decisions that the board votes into force. Remember, agendas are posted on our website no later than forty-eight (48) hours prior to the meeting at www.staugshores.org.

First of all, important issues are managed first through committee, which helps to ensure that our citizen participation is respected as the highest level service. I would like to call your attention under the Board of Directors tab at the website to the Service Corp. Committees. <http://www.staugshores.org/#!/service-corp-committees-/so0rb> These committees are your avenues to participate in the active management of your community. When you find a committee that interests you, contact me at President@staugshores.net.

For the next several months, I am also asking you to review the governing documents of our homeowners association, as found under the About tab, Governing documents section (make sure you look at your unit.) <http://www.staugshores.org/#!/governing-documents-/fby0p> If you are unsure of which unit is applicable, there is a Map of the Shores under this same tab & section on the website. Revision of our governing documents is a priority, as it impacts our ability to govern properly.

The 2016-17 St Augustine Shores Reserve Study is in need of review. The reserves of our homeowners association are the means by which we make provision for replacement of assets which are owned by the Service Corporation. Ideally, a committee consisting of engineers, attorneys, accountants, and citizens should be familiar with this document to ensure that adequate funds are maintained in our reserve accounts. When a deficiency is noted in funding, a recommendation will be made to increase the HOA dues. The funding that we receive from which to budget was last approved in the year 2000. Since then, inflation has taken over 30% of our purchasing power, without an increase! A proposal to replace the “one size fits all” regressive system will be in next year’s annual notice of meeting and election. To my thought process, charging folks with smaller homes a higher per square foot fee is not the way to do business.

At the July 14th meeting, a Fines Committee will be appointed to make recommendations to the Board concerning the process that will be followed with respect to fines levied pursuant to violations of our governing documents. Please bear in mind that this process will be in compliance with Florida Statute 720.305. Also, a Resident Review and Appeal Committee, to act in oversight to the Fines Committee, will also be appointed. PLEASE VOLUNTEER! If you are a Shores property owner or resident, expect a letter from the association which outlines the process for addressing the continued violations of our deed restrictions (see Governing Documents) which was approved at the last board meeting.

Additionally, during the rainy season, please pay close attention to the areas where you live and travel. It is important that you notify the office of any situations concerning drainage where improvements can be made. Now is the time when these issues manifest themselves, be alert and attentive.

Remember, this is your community I look forward to seeing you at the next meeting which will be July 14th at 7pm.

Sincerely,

Jim Priester
President