

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

DECEMBER 10, 2015

The St. Augustine Shores Service Corporation's Board of Directors meeting was called to order by President James Priester at 7:00 P.M. Present: Vice President Jerry Zinn, Director Winston Burrell, Treasurer Claire Lorbeer, Director James O'Such, Director Sue Chitwood. Excused Absence Secretary Rachel Diamond. Quorum Established

The Invocation was given by General Manager Smith followed by the Pledge of Allegiance.

Approval of the Minutes – November 11, 2015.

Motion:

Treasurer Lorbeer made a motion to accept the minutes as presented. Seconded By Director O'Such. Unanimous. The motion carried.

Treasurers Report – Read by Treasurer Lorbeer accepted for audit.

General Manager Smith explained the decrease in operating cash and the decrease in the reserve funds.

Board Discussion.

General Manager Smith presented a payment plan for 1041 Viscaya Blvd. They previously defaulted on a payment plan in 2014 at \$150.00 per month. They are offering to put down a deposit of \$350.00 and pay \$200.00 per month for 23 months.

Board Discussion

Motion:

Vice President Zinn made a motion to deny the payment plan. Seconded by Director Burrell. Unanimous. The motion carried.

Two properties at the stage of making a motion to proceed with collections. 122 Phoenetia Drive and 733 Saco Court.

Motion:

Director Chitwood made a motion to proceed with collections on these two properties. Seconded by Vice President Zinn. Unanimous. The motion carried.

Managers' Report - Joseph H. Smith III

Old Business:

Storm Water Drainage System Update

General Manager Smith informed the Board that the dredging project East of Valverde Lane and the peninsula work South of Viscaya Blvd. have been pushed up to mid-January. The level of the water table has caused the delay.

Progress on Board Goals

Curb Appeal – Current projects include pine straw and hedge trimming in the medians on Shores Blvd and Christina Drive. Edging along the sidewalks throughout the community. The installation of new flowers at all entrance ways and the Riverview Facility.

The directional drill project for the irrigation well at 506 Shores Blvd is complete.

Safety/Security – Smith discussed the quote from Village Key for new card access systems at the RVF Pool, the Pier Gate, the Main Office, and the Boat/RV Storage Facility. He informed the Board that he is waiting on bids from Tyco and Scott Alarm.

Operations – Dreux Isaac Reserve Study Update. Smith has been working with Dreux Isaac to update the reserve study. We have given him our balance and adjustment schedule and should have the updated numbers by the January Board Meeting.

Committee Reports

ACC Committee – Vice President Zinn

The ACC Committee held one meeting in the month of November. They approved 18 applications.

1 addition

3 fences

3 new homes

5 pool enclosures

1 pool repair

1 screen enclosure

3 screen rooms

1 shed

Total approved YTD 147.

President Priester inquired about some fences on Alcalá Drive.

Vice President Zinn explained that the ACC was addressing the issue.

Director Chitwood inquired about the house that burned on Bahia Court.

Boat/RV Storage Committee – Vice President Zinn explained that we have engaged Matthews Design Group to address the drainage issue.

General Manager Smith presented an email from Engineer Thomas Inman.

Deed Restriction Report

The report was presented to the Board

Board Discussion

Riverview Grounds and Clubhouse Committee – Director Chitwood.

The report on the goals and progress of the Committee was presented.

The Board was informed that Gina, the Exercise Instructor, is terminating her class as of December 17, 2015 and that the Committee is looking for a replacement.

A list of rates was presented to the Board for approval.

Motion:

President Priester made a motion to approve the rates as presented. Seconded by Vice President Zinn.

Board Discussion

4 No votes 2 yes votes President Priester and Director Chitwood. The motion failed.

The Committee recommends that we budget for a Facilities/Event Coordinator that could handle the Riverview events.

Some maintenance concerns were presented.

Board Discussion

Motion:

Director Chitwood made a motion that the St. Augustine Shores Service Corporation form their own Riverview Club Membership. Seconded by President Priester. 3 yes votes 2 no votes Vice President Zinn and Director O'Such. 1 abstention Director Burrell.

Board Discussion

Action Status List Update

General Manager Smith presented the updates for the month of November.

Directors Comments:

Director O'Such commented on the vote for the Riverview Club Membership.

Treasurer Lorbeer wants the Board to evaluate the Riverview Club Membership at the end of the fiscal year June 2016.

Director Burrell commented on the Riverview Grounds and Clubhouse Committee.

Membership Comments

Linda inquired about refunds to the Recreational and Social Organization.

Sue Howden commented on the Riverview Club Membership.

President Priester addressed the Board about keeping focus on the business not on personal agendas.

Meeting Adjourned.

President

Secretary