

St. Augustine Ocean & Racquet Club Condominium Association, Inc.

Minutes

**Annual Meeting of the Members
To be held in the On-Site Clubhouse
October 21, 2017 at 10:00 AM**

1. **Last Call for Proxies:** Management called for final proxies
2. **Call to Order:** - Robert Jones, Chairman, called the meeting to order at 10:00 AM on the date and location listed above
3. **Determination of a Quorum:** A quorum was not achieved with a total of 80 owners attending either by proxy or in person
4. **Approval of Minutes of the 2016 Annual Meeting of Members (October 15, 2016):** Due to lack of a quorum the approval of the minutes from the 2016 Annual Meeting were deferred to a future meeting.
5. **Introduction of the Candidates for Election to the Board of Directors:** The chair recognized and introduced the following candidates for the Board of Directors: William Duddy, Calum Jaap, Robert Jones, James Macaluso and David Rutherford.
6. **Last call for Ballots (commence counting ballots):** A last call for ballots was made by the chairperson. Management instructed the election committee to commence counting the ballots.
7. **Officer Reports**
 - **President's:** Robert Jones, Association President, began his report by commending the current board and their accomplishments for the past year. Two current members of the board have decided not to run for another term (Don Davis and Susan Welch), and their service will be missed. Mr. Jones continued on to thank Ellen Lumpkin, Amanda Sims, David Rake, Andrea Barna and the rest of the staff for their hard work throughout the year. Briefly, Mr. Jones listed the accomplishments of the past year that will be discussed in more detail during committee reports such as: Clubhouse Renovations, Comcast Contract Renewal, Paver Installation and Bulkhead Installation. Future projects include: Updates for the future include: Update to CSO Office and Elevator Upgrades.
 - **Treasurer:** Carol Kuhn, Association Treasurer, began by thanking her committee members as well as Amanda, Ellen, Vikki and the rest of the staff for their patience and helpfulness. Mrs. Kuhn was proud to announce that the current cash flow for the association was currently at 5.19 months. Currently, the reserves are down due to large projects completed in the past year including bulkheads, pavers and mainly the plumbing project. Delinquencies are up, however only 1 unit is being handled by an attorney at this time.
8. **Committee Reports**
 - **Finance:** See Treasurer's Report
 - **Rental:** Yvonne Wittreich, Rental Chair, gave a brief overview of the rental standards and guidelines as well as an overview of the winter events that continue to be very well-attended. A popular request is for the addition of a Pickleball court to the facility, of which the Board is discussing. Amanda Sims gave a brief report on Rental Program changes beginning with the addition of new staff. Jeanne, Stephanie and Brittany have resigned and at this time Staci and Melissa have been hired and are in training. Housekeeping costs have increased this year and a letter was mailed out to all owners. Rentals have been decreasing for the past 3 years, but only slightly. With the rate increase last year we saw a higher average daily rate, but occupancy was down to keep the rental program at about a par level over last year. The rental program is continuing to keep up to date with technology

that will allow the software to link directly with owner advertising such as VRBO, AirBNB, Homeaway, etc.

- **Rules:** Michael Providence, Rules Chair, mentioned that the owner's corner continues to have all the updated rules on the website. New signs have been contracted and will be installed shortly for the buildings. Notices will be sent out for details on this installation.
 - **Cable:** Mr. Providence further reported on the new contract with Comcast. Owners are welcome to upgrade to HD Cable boxes at no additional charge. Boxes can be picked up at the local Comcast office or by calling Comcast and having them installed by a technician (installation rates apply). Old boxes must be traded in for the new HD boxes. More information is available at the front office. This is a 3-year contract and will be re-evaluated as soon as more technology is available in the area.
- **Building & Grounds:** Donald Davis, Building & Grounds Chairperson, thanked his committee, the Board and the President for their service over the past year. Accomplishments of the past year were the addition of Snow Fences, Bulkheads, Pavers to the Office, New CSO Window and Replacement of Spillways. Major future projects include: Building 3 Elevator Replacement, installation of Unit Numbers, repair to landscaping damaged by drought and possible changes to the boardwalks and walkovers. Pickleball is also a discussion topic after some repairs to the tennis court membrane. Mr. Davis ended by thanking the employees for their tireless work throughout the year and especially during the storm season
- **Social:** Susan Welch, Social Committee Chairperson, thanked her committee of about 15 people as well as the staff for all the hard work for the busy social season. The committee is planning to meet in the next few weeks to begin plans for the 2017 season and is looking forward to using the beautifully renovated clubhouse. Mrs. Welch gave a brief history of how the social committee became an official part of the association. Many events occur throughout the year including: Holiday parties, bridge, soup night w/trivia, high tea, Superbowl party, Mahjong and a Farewell party at the end of the season. As always, new members are welcome.

9. **General Business to come before the members:**

- Questions from the membership included information on re-lining and/or re-piping the unit as well recommendations to get bulk quotes from local window companies for hurricane window replacements. The Board and Management will be gaining information on both of these issues.

10. **Announce results of Director Election**

Ms. Sims thanked the election committee and announced the newly elected candidates to the Board

Two Year Term

Robert Jones.....65

William Duddy.....60

Calum Jaap.....57

One Year Term

David Rutherford.....47

James Macaluso.....37

11. **New Presidents Comments:** Robert Jones, President for the 2016-2017 Year, again thanked the staff and his fellow board and committee members for their hard work. New committee members and board positions will be posted in future meeting minutes.

12. **Adjourn:** With no further business to conduct, the meeting was adjourned at 11:35 am