

ST. AUGUSTINE OCEAN & RACQUET CONDOMINIUM ASSOCIATION

Board of Directors Meeting

January 28, 2020

at 2:00 pm

Onsite at the Club House

1. **Determination of a Quorum:** A Quorum of the Board was obtained with the majority of Board members present. Bob Jones, Don Davis, Lou Dubowicz, Don Welch, Mike Providence, Dan Griffin and Carol Kuhn. April McCroskey was present by Teleconference. Absent: Alan Wachs. Also, in attendance, Stephanie McEnany of the Ocean & Racquet Resort office and Ellen Lumpkin of the Sovereign & Jacobs office.
2. **Call to Order:** Bob Jones, President, called the meeting to order at 2:00 pm
3. **Confirmation of Proper Meeting Notice:** The meeting was posted as per the Florida Statutes and the Bylaws of the Association.
4. **Approval of Minutes:** {March 7, 2019, April 26, 2019, August 15, 2019, October 29, 2019} A **motion** was made by Bob Jones to approve the minutes as presented. Lou Dubowicz seconded the **motion** with all in favor **motion** carried.
5. **President's Report:** waived
6. **Committee Reports:**
 - A. **Finance Committee** - Carol Kuhn reported that the operating budget is down to \$435,000 which is down from \$443,000 due to having 3 payrolls during this period. The operating budget is currently running at 4.3 months. This month there were several delinquencies due to vent cleanouts that need to be paid. Reserves are at \$700,000 which is down from \$715,000. The Rental program is doing well even with the 3 payrolls this month and have a positive surplus.
 - B. **Rental Committee**- Gail Garvey, rental Chairperson reported 119 units are currently on the rental program with the possibilities of some additional to come onto the program.
 - C. **Building & Grounds Committee** – See below in New Business
 - D. **Social Committee**- Debi VanDyke reported that the International Dinner was well attended with 55-60 people. She said that so far, all events have been well attended and well received.
7. **New Business**
 - A. Comcast Contract Renewal-Discussions regarding integrating internet in and along with the current TV contract was met with some concerns. Mike Providence was concerned that Ecco Wireless may pull out of our property leaving residents without internet. Lou Dubowicz, Don Davis agreed. Don Welch felt that Ecco Wireless would be fine, Carol Kuhn was concerned with adding the cost to the budget and that it may bump the dues up and it would need to be reviewed further to see if it could be added without an increase. Dan Griffin thought the price was good and that the residents would accept the increase since it would be offset by one being reduced and the Comcast being added. A **motion** was made to accept the Comcast TV/Internet Upgrade Proposal by Lou Dubowicz and a second was received by Don Welch with all in favor. The **motion** carried.
 - B. Office Furniture Replacement-A **motion** was made by Lou Dubowicz to move forward with the office remodel with a cost not to exceed \$25,000. A second was received by Don Welch with all in favor. The **motion** carried.
 - C. Trash Surveillance/Signage- Topic did not need a vote.

D. Parking Lot Crack Fill and Sealing-A **motion** to complete the Parking Lot Sealing project with a cost not to exceed \$28,000 was made by Lou Dubowicz and was seconded by Don Davis. The **motion** carried with all in favor.

8. Old Business

A. Pickle Ball Court-Letter of thanks to be included with minutes.

9. Adjourn

With no further business to come before the Board the meeting was adjourned at 2:45 p.m.

Respectfully submitted by,
Stephanie McEnany, LCAM