

**St. Augustine Ocean & Racquet Club Condominium Association, Inc.**  
**Annual Meeting of the Members**  
**On-Site Clubhouse**  
**880 A1A Beach Blvd. St. Augustine Beach, FL 32080**  
**October 19, 2019 10:00 am**

1. **Call to Order:** Robert Jones, Chairman, called the meeting to order on the date and location listed above.
2. **Determination of a Quorum:** A Quorum of the membership was not achieved.
3. **Approval of Minutes of the 2018 Annual Meeting of the Members:** Due to a lack of quorum the approval of the minutes from the 2018 Annual Meeting were deferred to a future meeting.
4. **Introduction of the Candidates for Election to the Board of Directors:** The Chair recognized and introduced the following candidates for the Board of Directors: Don Davis, William Duddy, Robert Jones, Dan Griffin, Harold Shailer, Don Welch, Richard Proffitt, April McCrosky, Alan Wachs & Paul Yarman.
5. **Last Call for Ballots (Commence Counting Ballots):** A last call for ballots was made by the chairperson and management instructed the election committee to commence counting the ballots.
6. **Officer Reports**
  - a. **President:** Robert Jones, Association President, began his report by thanking Ellen Lumpkin and her staff of Sovereign & Jacobs as well to Stephanie McEnany and her staff for their hard work. In addition, he thanked David Rake and his staff for their continued hard work. He also thanked Andrea Barnas' election committee for their time. Mr. Jones addressed the accomplishments of the Board which included successfully keeping HOA dues down for the upcoming budget year. Mr. Jones went on to address future improvements of the property which includes the Beach Walk project and the upcoming Comcast TV contract.
  - b. **Treasurer:** Carol Kuhn, Association Treasurer, began by thanking the staff at Sovereign & Jacobs for all their assistance. Mrs. Kuhn announced that the operating fund is currently at 3 ½ month positive cash flow. Additionally, the Rental Program made their monthly contributions and the reserve fund went up from \$513,000 to \$663,000. The Rental Program had a 2-month positive cash flow and additional contributions were made to the HOA. Mrs. Kuhn further stated that last year there was a \$112,000 deficit and to date there an \$84,000 surplus exists.
7. **Committee Reports**
  - a. **Finance:** See Treasurer's Report
  - b. **Rental:** Gail Garvey, Rental Chairperson, thanked Ellen Lumpkin, her staff at Sovereign & Jacobs and Stephanie and the office staff at O&R. Gail discussed the accomplishments of the past year with the rental program being back in black and that no rental committee meeting were needed to be held. She asked that all owners check the dates on their water

heaters & washing machines, pipe/re-pipe units if needed, and to shut off water when out of town to prevent water issues into rental units.

- c. **Rules:** Michael Providence, Rules Chairperson, suggested that owners visit the owner's corner, add contact information to the owner's directory, and not unsubscribe from emails because of important information sent from the office. Mr. Providence discussed the upcoming Comcast cable contract which would include internet. Stephanie McEnany, O&R Rental Manager, reviewed an email sent to the members regarding owner's use for the clubhouse, parking passes, pet policy and suggested water shut off for extended owner departures.
  - d. **Buildings & Grounds:** Lou Dubowicz, Building & Grounds Chairperson, thanked his committee as well as the maintenance team. Accomplishments this year include the resurfacing of the tennis courts & shuffleboard courts, adding a bocce ball court, refurbishing the entry way sign and replacing & painting the bathroom doors of building 4, 6 & 7. Upcoming projects planned are the new beach walkovers, refurbishing elevator 5 and resealing the parking lot.
  - e. **Social:** Sue Welch, Social Committee Chairperson, announced Debbie VanDyke will be the Social Committee Coordinator and that the Social Committee events will be under the Rental Committee Chair umbrella.
8. **General Business to come before the Members:** Questions from the membership were answered by Mr. Jones.
  9. **Announce results of Election:** The newly elected candidates to the Board
    - Two Year Terms**
      - Bob Jones - President
      - Don Davis – Director
      - Alan Wachs – Director
    - One Year Terms**
      - Mike Providence-Vice President
      - Carol Kuhn – Treasurer
      - Lou Dubowicz – Buildings & Grounds
      - Dan Griffin – Director
      - Don Welch – Director
      - April McCroskey – Secretary
  10. **Comments from the new President:** Robert Jones, President for the 2019-2020 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.
  11. **Adjourn:** With no further business to conduct the meeting was adjourned at 11:50 AM.