St. Augustine Ocean and Racquet Club Condominium Association
Board of Directors Meeting Minutes
August 21, 2020 10:00 AM
VIA ZOOM Video Conference Platform

1. Call to Order: Robert Jones, President, called the meeting to order at 10:00 am
2. Determination of a Quorum: A quorum was announced with all members of the Board in attendance by Zoom conferencing. Also, in attendance were Debbie Van Dyk, Social Committee Coordinator, Stephanie McEnany, Ellen Lumpkin, and Barbara Jeannette on behalf of Property Management.
3. Confirmation of Proper Meeting Notice: The President announced that the meeting notice was posted in accordance with Florida Statures and the Bylaws of the Association.
4. Approval of Minutes dated January 28, 2020 and April 22, 2020: Alan Wachs made a motion to approve the minutes as presented and Mike Providence seconded the motion with all in favor the motion carried.
5. New Business
   a. Budget Review/Approval: Dan Griffin made a motion to approve the 2020-2021 Operating budget which included the intrafund transfer from Operating Surplus to Reserves in the amount of $58,142 and charging owners $258,464 with a total annual contribution of $316,606. A second was received from Don Davis with all in favor the motion carried.
   b. Parking Lot Improvement-New not to exceed amount of $35, 000: A new not to exceed amount for the Parking Lot Improvements was not needed because all quotes came in under original not to exceed amount.
   c. Rule Amendment: Pet rules, long term 3rd party leases and, a Covid-19 rule creation to be reviewed by the Rules Committee and tabled until October Annual Meeting.
6. Committee Reports
   a. Finance Committee: Carol Kuhn, Treasurer, reported that Condo cash flow was at 5.59 months of operating and the reserves were up. There were no major changes from the same time last year despite Covid-19. Owner delinquencies remain low. Rental cash flow has 3.5 months of operating and made an additional contribution of $10,000 to the Association.
   b. Rental Committee: See attached report
   c. Buildings & Grounds Committee: Lou discussed upcoming projects including replacing golf carts, re-sealing parking lot, replacing the large pool filter and pump system. Quotes are being obtained for building 1 railings and roof 3 FPL buildings and the racquet ball court.
   d. Social Committee: See attached report

7. Other Business:
    a. Moving gate to other side of seating area-Lou Dubowicz to get quotes on costs to move gate.
    b. Rock It Solutions to remove Ecco equipment from buildings 1st or 2nd week in September.
8. Open Forum: There were no questions from members of the community.
9. Adjourn: With no further business to conduct, the meeting was adjourned at 10:40.