

ST. AUGUSTINE OCEAN & RACQUET CONDOMINIUM ASSOCIATION
Board of Directors Meeting Minutes – APPROVED
August 17, 2021
VIA ZOOM PLATFORM

1. **Determination of a Quorum:**

A quorum was achieved with the following Board members in attendance: Robert Jones, Mike Providence, Carol Kuhn, Lou Dubowicz, Don Davis, Dan Griffin, Richard Proffitt, and Don Welch. Alan Wachs was not in attendance. Stephanie McEnany, LCAM of the Ocean & Racquet office was also in attendance along with Ellen Lumpkin and Barbara Jeannette of Sovereign & Jacobs, and Debbi VanDyke, Social Committee Liaison.

2. **Call to Order:**

The meeting was called to order at 11:00 AM.

3. **Confirmation of Proper Meeting Notice:**

The President announced that the notice of the meeting was posted in accordance with the Florida Statutes and the Bylaws of the Association.

4. **Approval of Minutes: {April 8, 2021}**

A **motion** was made by Mike Providence to approve the minutes as presented. A second was received from Don Davis; with all in agreement, the **motion** carried.

5. **President's Report:**

No report given.

6. **Manager's Report**

No report given.

7. **Committee Reports:**

A. Finance Committee – Carol Kuhn presented the financial report advising of the current financial status of the Association as well as the Rental Program. She reported that the finances are in extremely good shape. The Association is up by 6 months with the reserves up. The year-to-date surplus increased from \$192,000 to \$217,000. There are no delinquencies at this time. The Rental Program is operating with 4.79 months to its credit. An additional \$25,000 contribution was received by the Association in July, and it is anticipated that an additional contribution will be made by September 30th. The Rental Program has a year-to-date surplus of \$136,000.

B. Rental Committee – Stephanie McEnany reported on the status of the Rental Program regarding the increased bookings of both the summer and snowbird season, upcoming 2022 reservations and the need for additional units to be added to the Rental Program. She also welcomed Diane Estabrooks to the O&R office team.

C. Building & Grounds – A **motion** was made by Mike Providence to ratify the increase to the prior **motion** of the reroofs on the FPL Rooms and the Racquetball Court to a

new not to exceed of \$20,000. The **motion** was seconded by Dan Griffin; with all in favor the **motion** carried.

D. Social Committee – No report at this time.

E. Rules Committee – No report at this time.

8. **New Business:**

A. A **motion** was made by Dan Griffin to approve the proposed 2021-2022 budgets as presented, which included the interfund transfer from the Operating Surplus to the Reserves in the amount of \$65,428.44 and charging owners \$259,369.56 with a total contribution of \$324,798. A second was received by Carol Kuhn. With all in favor the **motion** carried. It was noted that the Association Dues would not increase for the upcoming 2021/2022 year.

9. **Old Business:**

A. No old business to discuss or questions from the membership.

10. **Adjourn:**

With no further business to conduct, a **motion** was made by Bob Jones to adjourn the meeting at 11:15 AM. A second was received from Carol Kuhn; with all in favor, the **motion** carried.