

ST. AUGUSTINE OCEAN & RACQUET CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

August 4, 2022

VIA ZOOM and In Person at Clubhouse

1. **Determination of a Quorum:**

A quorum was achieved with the following Board members in attendance: Robert Jones, Carol Kuhn, Lou Dubowicz, Don Davis, Dan Griffin, Alan Wachs, Kim Shailer, Ann Taylor and Don Welch. Ellen Lumpkin, LCAM, Barbara Jeannette and Stephanie McEnany, LCAM of Sovereign & Jacobs, were also in attendance.

2. **Call to Order:**

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

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

Confirmation was given 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 29, 2022}**

Lou Dubowicz made a **motion** to approve the minutes as presented. Dan Griffin seconded the motion which carried with all in favor.

5. **President's Report:**

Mr. Robert Jones presented the opening comments. In addition, he discussed the new laws which have been passed by the State of Florida regarding engineering studies which are going to be required in the upcoming year. We are still awaiting a plan from the State so we can obtain bids but those are not available at this time. The possibility of having EV Stations on the community has been put on hold with the hopes of obtaining Federal Funds.

6. **Manager's Report:**

Ellen Lumpkin reported that we are currently fully staffed in the office as well as in maintenance.

7. **Treasurer's Report:**

None.

8. **Committee Reports:**

- a) Rules Committee – Stu Mendelsohn reported that he would like to modify the current pool rules. Ellen Lumpkin is going to forward to him what is required by the Health Department.
- b) Rental Committee – Jeff Habegger reported that they are in the process of obtaining new sheets and towels. As of October, the laundry will be done off-site. The Rental Program has had a good year, but they have had a few glitches with Rentals United and the transfer of data. Jeff expressed thanks to Rich and Stephanie.
- c) Building & Grounds Committee – The elevator in Building #8 is scheduled to be refurbished in September. In addition, the carpet in the north/south hallways of

Buildings 3, 5 and 8 are scheduled for September. The painting of the Community is schedule to begin in October and completion should be January 2023.

d) Social Committee – No report.

e) Special Projects – Carol Kuhn made a **motion** to move forward with the demolition of the walls and roof structure of the racquetball court based on obtaining the required vote of the membership at the Annual Meeting. A **second** was received from Lou Dubowicz with all in favor.

A **motion** was made by Lou Dubowicz to move forward with the proposal obtained from Sterling for the beach camera in an amount NTE \$4K. A **second** was received from Kim Shailer with all in favor.

9. **New Business:**

A. Proposed 2022-2023 Budgets – A **motion** was received from Lou Dubowicz to approve the budgets as presented which included the interfund transfer from the Operating Surplus to the Reserves in the amount of \$70,520 and charging owners \$239,480 with a total contribution of \$310,000. A **second** was received from Don Welch with all in favor.

B. Auditor for 2021-2022 Year End – A **motion** was made by Kim Shailer to move forward with the bid obtained from Neville Wainio CPA's. A **second** was received from Dan Griffin with all in favor with the exception of Carol Kuhn who voted no.

10. **Adjourn:**

With no further business to conduct, a **motion** was made by Don Davis to adjourn the meeting at 11:26 AM. A **second** was received from Dan Griffin; the **motion** carried with all in favor.