St. Augustine Ocean & Racquet Club Condominium Association, Inc.

880 A1A Beach Blvd. St. Augustine Beach, FL 32080
On-site Clubhouse & Via Zoom Platform
January 31, 2023, 1:00 PM

Board of Directors' Meeting Minutes-Approved

1. **Call to Order:** Robert (Bob) Jones, President, called the meeting to order at 1:00 PM on the date and location listed above.

2. **Determination of a Quorum**: A Quorum of the Board was present with the following members in attendance in person or via Zoom: Bob Jones, Lou Dubowicz, Don Davis, Kim Shailer, Dan Griffin, Ann Taylor, Alan Wachs. Don Welch and Carol Kuhn(excused absence) were not in attendance. Ellen Lumpkin and Stephanie McEnany were present on behalf of Sovereign & Jacobs.

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:** No meeting minutes presented.

5. **President's Report:** Robert Jones thanked all that have helped with meeting with various vendors for property projects, with a special emphasis to Lou Dubowicz, Don Davis, David Rake and Stephanie McEnany. Mr. Jones stated that any type of slander and libel will not be tolerated at St. Augustine Ocean & Racquet Club Condominium Association, Inc.

6. **New Business:**
   a. **Amendment to the Minutes of November 2, 2022:** Based on an oversight while documenting a **motion** in the November 2, 2022, meeting minutes, a correction was approved to read as follows: A **motion** to move forward with the demolition and restoration of the Racquetball building area **with a not to exceed $25,000** was made by Dan Griffin and a second was made by Kim Shailer. With the Board and the majority of the Membership of the Owners in agreement, the **motion** carried.
   b. **Review Proposal from WebWatchDogs for new camera system**: Upon review, a **motion** was made by Lou Dubowicz to contract with WebWatchDogs for camera surveillance in an amount not to exceed $35,000. A second was made by Kim Shailer. With all in favor, the **motion** carried. Mr. Jones asked Ellen Lumpkin to request a contract from WebWatchDogs for approval.
   c. **Ratify Property Use for Leisure Vehicles Rule:** A **motion** was made by Kim Shailer to ratify the Property Use for Leisure Vehicles Rule. A Second was made by Ann Taylor. With all in favor, the **motion** carried.

7. **Committee Reports:**
   a. **Finance Committee:** Kim Shailer reported the financials for both the Condo & Rental stating that both are in a positive cash flow.
   b. **Rules Committee:** Stu Mendelson reported that the Pool Rules are updated and signs will be ordered in accordance of the updated rules.
   c. **Rental Committee:** Stephanie McEnany, Rental Manager read a report supplied by Jeff Habegger, Rental Committee Chair with regard to the upcoming rental software & website launch.
   d. **Buildings & Grounds Committee:** Lou Dubowicz reported that a meeting with Pemco for lighting was scheduled, roof tiles for bldg., 3, 5 & 8 was completed and was gathering more interest for an epipe solution for owners-50 participants needed.
   e. **Social Committee:** No report

8. **Old Business:** It was suggested that an alternative camera & microphone be considered for purchased for use during Zoom meetings.
9. **Adjourn:** With no further business to discuss, Lou Dubowicz made a **motion** to adjourn the meeting at 1:20 PM and Don Davis seconded the **motion**. With all in favor, the **motion** carried.

Respectfully submitted by Stephanie McEnany, CAM