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

880 A1A Beach Blvd., St. Augustine, FL 32080

Via Zoom Platform

October 10th, 2023, 10:00 AM

## Board of Directors' Meeting Minutes

1. **Call to Order:** Robert (Bob) Jones, President, called the meeting to order at 10:01 AM 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 via Zoom: Bob Jones, Lou Dubowicz, Don Davis, Kim Shailer, Dan Griffin, Ann Taylor, Alan Wachs and Don Welch. Jamie Serenati, CAM and Barbara Jeanette 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:** A motion was made by Kim Shailer to approve the meeting minutes of the February 28, 2023, meeting as written. Don Davis seconded the motion. All in favor, motion passed.

5. **New Business:**
    a. **Keyless Locks-Rentals:** Kim Shailer motioned to approve the installation of bronze keyless locks and matching doorknobs as presented. Don Davis seconded the motion. All in favor, motion passed. *Keyless locks are now a requirement for all rental owners. The approximate cost of purchase and installation is $225/unit which will be billed against the owner rental account.
    b. **Updated Tier System-Rentals:** Alan Wachs motioned to approve the 3-tier rating system for units on the rental program as presented. Kim Shailer seconded the motion. All in favor, motion passed. *Management will use their discretion when completing unit evaluations for tiered ratings.
    c. **Updated Seasons/Rates-Rentals:** Kim Shailer motioned to approve the updated seasons/rates as written. Don Davis seconded the motion. All in favor, motion passed. *Any existing reservations will be honored using the rates in which they were booked.
    d. **Incentivizing Staff-Rentals:** Alan Wachs motioned to approve the incentive proposal as written. Kim Shailer seconded the motion. All in favor, motion passed. Kim Shailer motioned to adjust the long-term rental commission from 18% to 12% to remain competitive in the current market. Alan seconded the motion. All in favor, motion passed. *No long-term rentals will be placed in any vacation rental condos without the prior written consent of the unit owner.

6. **Adjourn:** Owners were provided an opportunity to speak. With no further business to discuss, Bob Jones motioned to adjourn the meeting at 10:40 AM. Don Davis seconded the motion. All in favor, motion passed.

Respectfully submitted by Jamie Serenati, CAM