



General Meeting March 22, 2022

Jim Kleinschmidt opened the meeting on Zoom. Following are attendees:

Jim Kleinschmidt	Darrell Barnhart
Mark Brand	Tammy Harrow
Burry Gowen	329 St.
Gail & Pat Crocetta	George's ipad
Fred & Linda Hathorn	1-352-275-4087
Tara Owen	Irvin Rubin
Jim Funk	1(703) 407-6903
Susan Fajen	betsy
Brendan Moore	Becky Smith
Ljojo	Pat Dobosz
Iphone	Judy Rente
Cynthia	

1. Call to Order - Zoom Meeting March 22, 2022 5:30 PM
 - a. 23 members attended online, just shy of the 26 quorum.
 - b. Operational matters will be voted on by online survey.
2. Membership Report -
 - a. 124 Households are now members of the association. If you have met a new neighbor that is not part of our organization, invite them to the next event.
 - b. Far exceeds last year's goal of 100 members.
 - c. Next goal: 80% of members to have photos in membership directory on website. Email a favorite photo to OCSNA email address, or you can have your photo taken at the social gathering on April 24.
3. Social Event Committee Report - <https://www.oldcitysouth.org/tentative-yearly-social-calendar/>
 - a. Upcoming events - Spring Potluck on Sunday, April 24, 2022 at Tara Owen's and Malcolm Frank's house—252 St. George at the corner of Bridge St. and across from Cathedral Parish School. Monthly social pop-ups include:
 - b. May 17-Hang Like a Local at Dog Rose Brewery
 - c. June 11- Coffee Meet & Greet at Burry & Wendy Gowen's
 - d. August 16 - Another Dog Rose Hang Like a Local
 - e. Looking for host for Fall Potluck - Oct 23, 2022
 - f. Pat Dobosz will be assuming the chair of the Social Committee from Gail Crocetta.

4. Financial Report - see attached

- a. Trying to move people to credit card renewals.
- b. Welcome gifts for new members, meeting expenses, website upgrades constitute much of our expenses.
 - Water Works Building will now be available for free for meetings such as these.
 - Donate facility on website has already raised several hundred dollars. Thank you Jim Funk.

5. Board Election Results

- a. 42 ballots returned of 102 ballots sent out. Quorum is 26 ballots. Each candidate received 93% or greater "yes" votes. Returning: Jim Kleinschmidt (President); Judy Rente (VP); Mark Brand (Treasurer); Tara Owen (Secretary); Burry Gowen; and new Board member Brendan Moore.

6. Neighborhood Council Stuff:

- a. We now have access (starting in May) to the Water Works building for meetings, gatherings, etc. Lincolnville will be holding performances there, for example. Small kitchen available. No more Zoom meetings.
- b. The president of the Neighborhood Council has stepped down to run for city commissioner and our own Burry Gowen is now acting president for the NC

7. New business

- a. How to communicate— We have our Gmail distribution list and weekly News and Notes.
 - Facebook site run by Tammy Harrow
 - Next Door – Charlotte St
 - Website Forums...need to exploit that better.
 - We'll add a question or two to the social committee survey Burry is putting together. Tara Owen volunteered to help with that.

8. Program - 6PM - **Barry Fox** will give us an update on the city's compliance program for short term rentals and other code enforcement issues that might be of concern.

Barry Fox: Retired after 28 years from police and now focusing on short term rentals (STR), plus code enforcement, plus working with nightclubs and restaurants to ameliorate disruptive impact on residents.

- 620 of 6600 housing units in St. Augustine are short-term rentals.
- 504 of these are registered with the City and have gone through inspections, etc. Still going through the list and identifying new STRs.
- Emerging, thriving and growing business...not going away. And the STR lobby is very powerful.
- Unlike County and STA Beach, we have rules on the books.
 - RS1 and RS2—you can rent once a week or for a week minimum, if registered.
 - HP1...once a month or a month's stay or greater, if registered.
 - Everything else allows nightly rentals
 - Old City South is basically HP1 north of San Salvador and RS1 south of San Salvador. For specific zoning, visit City website, click on Short Term Rentals button and click on "Find Your Zoning" map. <https://data-staug.opendata.arcgis.com/apps/3b75ace58fbf44cea434c9c2c7c61022/explore>
 - NOTE: RS1 does not allow multi-family homes, so how does that affect enforcement? Open question...need to research.

- When we wrote ordinance, we were focused on safety inspections and parking for each renter, concentrating on that for the moment.
- Get the houses identified and registered...make sure they understand the rules. Been at this 18 months.
 - Limit on # of renters: 2 people per BR...plus 2 children under 18...ordinance says visitors up to 10pm and no stated limit on the number.
 - Not really much you can do if renters are partying before 10pm, unless they exceed the decibel levels in effect.
 - First line of defense is to call the police. To make a case, officer has to “observe” the violation.
- We are very concerned about the impact on residents, but we are encouraged that the program is working. Since the rules have been in place, we’ve seen a substantial decrease in the complaints (since when I was chief of police).
 - I get, on average, 5 calls a week.
- That’s not to say that every owner is compliant.
 - We’ve had flash mob parties...and they were big.
 - People have converted boat sheds and garages into STRs...spent a lot of money making these spaces habitable, but didn’t pull permits. These properties don’t exist on the map. Crazy.
 - Trash...see it spilling over onto the street, that’s a sign it’s a STR.
 - Some properties have pulled out of STRs, because of the rules.
 - For those isolated instances where the owner throws up his/her hands and says, “What are you going to do about it?”, we can pursue a case.

ENFORCEMENT

- As a neighbor, the first course of action should be to contact the owner or property manager to register distress. They are as anxious to keep their property in compliance as you.
 - You can register on Airbnb and VRBO and click on the “Contact Host” button for the property if you don’t have contact info.
 - Barry and other City officials cannot do this as these websites don’t allow government email addresses to see bookings.
 - That said, these sites have ways to flag “bad” renters. So, if you register complaint with host, they can flag the renter with Airbnb and VRBO, etc.
- Report the non-compliant property to Barry. Click on Short-Term Rentals button on City website homepage, and there are 5 different ways to report.
 - As part of the City ordinance on “Host Compliance”, owners have to provide an emergency number. And the overwhelming number of hosts are very responsive.
 - Understand that it’s just Barry enforcing these rules (he is in the process of hiring another person), and there are no easy sanctions he can apply to owners such as fines, parking tickets, etc.
 - Sanctions apply to the property, and Barry is in the process of pursuing legal remedies with some test cases, but is not at liberty to disclose details.
 - One tool that can be applied quickly is removal of the homestead exemption. 98% of our short term rentals belong to absentee landlords, so if Barry becomes aware of a registered STR enjoying that tax benefit, he can contact the property appraiser and they will issue a new tax bill immediately.

- Parking is the thorniest problem. We have no way of knowing who a car belongs to. May be a tourist, but we are working on it.
- Boats? Yes, they can be rented if they meet requirements: Have to be docked and have a “submerged land lease”.
- Legislative remedies at the state level have been on the agenda for the past several years. The Short-Term Rental lobby is very powerful and has rolled back certain restrictions, but others have withstood challenge.
 - Basically, if an ordinance regulating STRs was on the books before 2011, you can enforce. But you can’t add restrictions now.
 - STA Beach had limited short-term rentals to 100 before 2011—they now have a waiting list. St. Johns County had nothing on the books...no limit.
 - City of St. Augustine did have certain restrictions in place (HP1, RS1, RS2), so those hold.
 - STR industry has been lobbying the Florida legislature to cap registration fees to \$50, remove parking restrictions that don’t apply to every single-family residence, and eliminate inspections. But they’ve not been successful to date.

OTHER ISSUES:

- These things take time, but truly “bad actors” are eventually outed. The Preserved restaurant was at one time the biggest crack house in the City. What eventually led to arrests and, ultimately, foreclosure was the sale of single cigarettes from a pack...which is illegal. That led to a warrant and so on.
- Trinity Episcopal Church. We are working with Pastor Matt to resolve several code violations: alarms going off in the middle of the night; un-permitted removal of trees; painting/preserving in a color not in conformance with HARB specifications; plans to expand parking lot.
 - Church has torn out the old alarm system and gone wireless. Turns out rats were chewing the wires.
 - Removing the trees will lead to a hearing—7 resident committee. Trees are gone. Church maintains they were diseased, but we can’t determine now. They will have to remedy.
 - ...alarm went off multiple times...painting, trees...torn out old alarm system and went wireless...rats had chewed wires...talked to Pastor Matt...expanded parking lot.
 - Working with HARB to paint/preserve the church in a way that conforms.
 - Unsightly barricades will, it is hoped, will be removed.
- Homeless sleeping on benches around Lake Maria Sanchez...mini encampment for about a week. As this is City property, and the homeless have certain rights, this can be a delicate matter. Benches invite people in search of rest.
 - What has worked with the benches on St. George is moving them every 3 months so the impact on retailers is more balanced.

Financial Report OCSNA 2021

	Actual 2021	Proposed 2022	Assumptions
	Revenues		
<u>Cash Revenues</u>			
Membership Dues	\$1710.00	\$1840.00	114 members 13 assoc
Fundraiser proceeds and cash donations	\$309.85	\$490.00	50/50 raffle and donations
<u>Total Cash revenues</u>	\$2019.85	\$2330.00	
<u>Non-cash revenues</u>			
In-kind donations			Possible in-kind donations for social events?
<u>Total Non-cash revenues</u>	\$0.00		
Total Revenues	\$2019.85	\$2330.00	
	Expenses		
<u>Variable Expenses</u>			
General expenses			
Bank and credit card fees		\$150.00	That is if everyone renews by CC online
Neighborhood Council Dues	\$85.00	\$85.00	
Postage	\$134.00	\$80.00	For PO Box
General office supplies	\$61.30	\$30.00	

Door hangers			
Photocopying		\$100.00	
Membership Committee purchases		\$250.00	Recruitment gifts
Reserve for unanticipated expenses			
Sub-total General Expenses	\$280.30	\$695.00	
Meeting expenses			
Meeting site rental		\$200.00	May be lower due to Waterworks opening up
Picnic/Party supplies and other social expenses	\$661.87	\$1000.00	Estimated
Sub-total Meeting expenses	\$661.87	\$1200.00	
Equipment expenses			
Website upgrades	\$405.00		

Small equipment purchases*			
Sub-total Equipment expenses	\$405.00		
<u>Total Variable Expenses</u>	\$1347.17	\$1895.00	

<u>Fixed Expenses</u>			
Website expenses			
Website domain name rental (June 1 to May 31)		\$25.00	contract
WordPress Web Hostng (09/01 - 08/31)	\$375.00	\$100.00	"
WordPress Security/ Maintenance (09/01 - 08/31)		\$250.00	"
Sub-total Website expenses	\$375.00	\$375.00	
<u>Total Fixed expenses</u>	\$375.00	\$375.00	
Total expenses	\$1722.17	\$2270.00	
Net Revenues (Loss)	\$297.68	\$60.00	