

**SCHOONER BAY CONDOMINIUM ASSOCIATION  
ANNUAL MEETING OF THE COUNCIL OF UNIT  
OWNERS' MINUTES  
THE PALMS AT PELICAN COVE  
LA GRANDE PRINCESSE, ST. CROIX, USVI  
APRIL 18, 2015 @ 9:11 a.m.**

The annual Schooner Bay Condominium Association (SCBA) meeting was called to order by Board President Tom Yaegel, who chaired the meeting. After signing in, attendees were given a packet of information, including the agenda.

After opening remarks and the introduction of the Board; Juli Meilleur; Denise E. Josselyn of Josselyn Bookkeeping Services; the Owners/Representatives who indicated which unit(s) they owned or represented, the purpose of the meeting was discussed to elect two Directors for a two-year term or until their successors are elected and qualified; and to transact such other business as may properly come before the meeting or any adjournment thereof.

Brian O'Grady explained how the proxy system works; current office procedures; work orders; email system; and our website.

Tom Yaegel presented his President's Report and candidates for election.

Susan Nissman-Coursey presented the Notice of the Annual Meeting. Denise E. Josselyn reported the percentage present in person or proxy was 55.13967%: 34 unit owners represented. Therefore, a quorum was present and it was determined that the meeting was deemed legal.

**2014 ANNUAL MEETING MINUTES:** Tony Mabbatt motioned to dispense with the reading of the minutes; Brian O'Grady seconded. Motion passed.

A motion was made to approve the minutes by Ellen Sanpere; Tony Mabbatt seconded. Motion passed.

**INSURANCE REPORT:** Tom Yaegel presented the insurance report. Risk management is reassessing an increase in our liability from \$1 million to \$2 million. We are seeing a 10-12% savings in our premiums. Stan Smith, CPA was introduced and he gave an overview on how our insurance works in case of catastrophe or simply making a claim.

**LANDSCAPING REPORT:** Veronica Rowe gave her report. Owners are encouraged to call the office when they have special landscaping requests.

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**LEGAL REPORT:** Brian O'Grady reported on the various litigations that SBCA is involved with, namely Tiptop and Larini.

**TREASURER'S REPORT:** Brian O'Grady reviewed his report that was distributed before the meeting. An audit report will be coming out in approximately May 2015. Reviewed comparisons, the Capital Improvement schedule. It is expected that there will be no increase for the next 5-year cycle.

Three foreclosures were discussed; Units 145, 222, 220, and 245.

Jean Mabbatt inquired about generators for the complex. It was expressed that the cons outweigh the pros.

**ELECTION OF NEW DIRECTORS:**

Brian O'Grady suggested that since there were only two candidates for two positions, that they be accepted. Charles Jones made the motion; Tony Mabbatt seconded. Motion passed. Directors Tom Yaegel and Susan Nissman-Coursey were elected to serve 2 year terms expiring in April, 2016.

**NEW BUSINESS:**

Tony Sanpere began a discussion about water issues. Mrs. Wellington inquired how problems are addressed. The pros and cons of desalination was discussed. Brian O'Grady informed everyone that new water meters will be installed shortly.

Tom Yaegel discussed the replacement and repair of the grates, along with what kind of paint will be used.

Tony Sanpere discussed dryer ductwork and it was discussed how important that they need to be cleaned on a regular basis.

Charles Jones started a conversation about Ken Porch, property manager, and the issues he has with him. Tom Yaegel discussed how the office has been running during Ken's health recovery, along with the addition of Juli Meilleur. Lorraine Flynn and Joe Thayer expressed their issues. Charles Jones feels that Ken is bringing in incompetent workers. The Sanperes expressed their issues. Tom Yaegel and Brian O'Grady discussed how new charts and logs were being implemented to keep track of repairs and other vital information.

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Ed Whitmore said he's never had a problem with Ken Porch, and objected to Charles Jones' letter that was circulated at the meeting.

Ellen Sanpere made a motion to vote whether or not to renew Ken Porch's contract. On a show of hands, 9 people present were in favor; 2 opposed. Board and proxy holders did not vote. This is a Board decision.

Ellen Sanpere inquired about the Port Authority and their response to the transportation of gas containers in and out of Gallows Bay. Discussion was had regarding the Board's efforts to get the government to stop this. The road is a continuing problem and many avenues have been explored in getting it repaired.

The status of cable/internet service was discussed. The Board has been pursuing any options that are available, and continues to try and receive bids and secure high-speed, quality service.

With no other business for the body, Jean Mabbatt thanked the Board members for their service and moved for the adjournment of the annual meeting; seconded by Stan Smith. Motion passed. The meeting was adjourned at 11:45 a.m.

Respectfully submitted,

Susan C. Nissman-Coursey  
Secretary