

**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 23, 2016 @ 9:05 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; newly hired general manager, Vincent Lumsden; and 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 three 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.

Susan Nissman-Coursey presented the Notice of the Annual Meeting. Denise E. Josselyn reported the percentage present in person or proxy was 66.0428%: 59 unit owners represented. Therefore, a quorum was present and it was determined that the meeting was deemed legal.

2015 ANNUAL MEETING MINUTES: Ellen Sanpere made a motion for correction: Page 2 of 3, change "Three" foreclosures to "Four" foreclosures. Also under Election of New Directors, change "2016" to "2017." Brian O'Grady seconded. Motion passed.

OWNERS' REPORT: Tom Yaegel reviewed his report, particularly discussing the Capital Reserve Fund, the history of why it was created and how it is being used. Discussed our plans for the future work to be done on Weatherly and Courageous with painting, grillwork, and recoating of roofs. Discussion was had on the West Pool repairs planned for May or June. Current status of the Gallows Bay Ferry Road repair.

LANDSCAPING REPORT: Property grounds are doing well. Gus is doing a great job keeping it looking great. If owners have any special planting or pruning, they are encouraged to make requests directly to the office, not to Gus.

LEGAL REPORT: Brian O'Grady gave a status report on the Tiptop litigation.

TREASURER'S REPORT: Brian O'Grady discussed our overall financial status reflected in the handout. Monthly charges were discussed and the need to raise them. They will be raised 1.85%. In May the new audit will be available online.

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SECURITY REPORT: Brian O’Grady discussed the security upgrades that will be taking place. We will be installing new fencing, speed bumps, stop signs, convex mirrors, and cameras.

Bids for new cable and internet providers has been ongoing. Hoping to get bids from VI Broadband and Innovative soon.

ELECTION OF NEW DIRECTORS:

Candidates running for election to the Board: Roland Lawton, Brian O’Grady, and Joe Thayer.

Tom Yaegel moved to accept all three candidates for the three positions available for a term of two years; Randall Belvsick seconded. Motion passed.

OLD BUSINESS:

Ellen Sanpere inquired about new lighting being installed by pool area. John Eland discussed the need for more street lighting. There is virtually no lightening on the stretch of road from the garbage bin to the backside of the property, making it very hazardous.

Various topics including power surge protectors; roaming wild chickens; parking stickers and car registration; cable box serial numbers needing to be reported to office; and LED lighting were generally discussed.

NEW BUSINESS:

Tony Sanpere discussed the brown water situation. The plumbing on the property in general was discussed.

With no other business for the body, Brian O’Grady moved for the adjournment of the annual meeting; seconded by Annette Cooper. Motion passed. The meeting was adjourned at 10:30 a.m.

Respectfully submitted,

Susan C. Nissman-Coursey
Secretary