



Association of St. C Condominium Owners

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MINUTES

Board of Directors Meeting

July 19, 2023 – 7:00PM AST

CALL TO ORDER

The Board of Directors' meeting was called to order at approximately 7:00 pm AST.

ROLL CALL

Directors Present:

Pres. Christine Merna (304), via Zoom

Vice-Pres. Sibyll Jones (207), via Zoom

Treasurer, Jessica Hodge (107), via Zoom

Secretary, Rachel Haverkorn (332), via Zoom

*RH had to leave the meeting early

Melinda Bokeno (223), via Zoom

Brandie Kennedy (323), via Zoom

Tommy McGlothlin (309), via Zoom

Diane Petrushkevich (103), via Zoom

Ryan Pickard (118), via Zoom

Directors Absent:

None

St. C Staff:

Jerraine Miller, General Manager

Patrick Nugent, Operations Manager

Owners in Attendance¹:

Anne Montgomery

Jim & Kelli Bonacci – 219

Donia Ballard 202

Victoria rivera 205

iPhonejohnnie

Sharone Pierre

Dieter Becker #116

Darin Bokeno

iPhone

Anquanette G.

YMatthew

Ken Yee

[Note: Owners are reminded to use a descriptive attendee name on Zoom to ensure an accurate accounting of Owner attendance at the virtual Board meetings. Thank you!]

¹ Attendee names from Zoom opening screen only. Other attendees may have joined, however full attendee report from this meeting was unavailable.

APPROVAL OF AGENDA

MOTION [J. Hodge] – Approve the meeting’s agenda as presented.

This motion was seconded by S. Jones. No opposition – Approved.

APPROVAL OF PAST MINUTES

MOTION [J. Hodge] – Approve Minutes from May 24th 2023 meeting.

This motion was seconded by T. McGlothlin. No opposition – Approved.

OPERATION MANAGER’S REPORT

- *Excerpts from Patrick’s report included below:
- Fitzroy Modeste has retired after 43 years at StC.
- Primary focus has been on health and safety projects.
- Roof repair project for Building C is in progress. Once complete will be under warranty for 10 years.
- Security team has adjusted procedures. Call box implementation has allowed additional walking tours by security team.
 - Reminder to submit phone # for callbox.
- Thanks to owners who participated in the hurricane drill and inspection. An outside technician will be addressing units that require additional repairs and Ops will provide notice to owners once repairs have been scheduled.

GENERAL MANAGER’S REPORT

- *Excerpts from Jerraine’s report included below:
- Welcome to new owners.
- Noted that you can only assign one phone number to the call box, so make sure the number provided is someone who will be available to respond.
- Thanks to those who made it possible to hold successful retirement ceremony for Fitzroy.
- Still looking to hire administrative assistant for office.
- Medical leave has affected security, working with contract security guards. Reminder not to be rude to security guards, bring issues to office.
- Reminder to complete occupancy forms in a timely manner, and thank you to those who are timely submitting the fully completed forms.
- Do not follow a person through the gate. Only one vehicle each time the gate arm is raised. Wait for the gate arm to come down, then proceed.
- Request for additional machine for laundry room.
- Working on apartment area renovations to allow it to be rented.
- Working with OMB to make sure employees who worked during Covid-19 pandemic can receive applicable government benefits.

- Is in receipt of hurricane passes for StC employees.
- **COMMENTS**
 - CM – reminder to be courteous to staff. Can call President directly.

OFFICERS' REPORTS

President's Report:

- *Excerpts included below. See written report for details.
- Welcome to everyone including new owners.
- Be mindful of water usage in condo. We have been successful in identifying long-standing leaks, and are mindful of the sound of running water.
 - If you hear running water, report it.
- Sahara dust is at an all-time high. Masks can be helpful to protect you.
 - Let us know if you are home-bound and need assistance.
- Welcome again to new owners. Reach out to managers or board with any questions.
- Farewell again to Fitzroy, and thank you to managers for pulling together the retirement celebration. Thanks to everyone who participated.
- Reminder that it is hurricane season. It is owners' responsibility to do their own hurricane preparedness. Will be sending out some tips on how to prepare. It is everyone's responsibility to make sure that shutters are down, and galleries are clear. It is important when you leave island to leave your unit prepared.
- Thanks to security and maintenance team. Reminder to be patient at gate.
- Reinforce that if there is a leak in your unit, owner must respond to management's request for action. Owners must let management get in to address damage that can cause problems in other units. Critical to cooperate with management team when requested.

Secretary's Report:

- Noted that full comments are reflected in the report which will be circulated.
- Thanks to owners for patience with website issues, and thanks to Tommy for posting to Facebook while the website is down.
- Apologies for needing to drop off the meeting early.
- *See written Secretary's Report for details.

Treasurer's Report:

- *Excerpts included below. See written Treasurer's Report for details.
- Have reconciled through June 30 for checking accounts.
 - Some still waiting for statements to reconcile other accts.
- A lot of what was collected through Special Assessment was to replenish \$ borrowed against hurricane funds. Will recommend transferring funds back to the hurricane accounts for future repairs.
- Operating funds at about \$360K, reserves are at about \$256K, and we are actively funding that every month.
- Provided a budget comparison between what was budgeted through June 30, 2023 and actual.
 - *This will be provided with written report.

- Noted that insurance for property is coming up for renewal. Insurance is very volatile right now. Do not be surprised if we have a significant increase in insurance this renewal.
- Noted that we are in a good place with our income vs expenditures but part of that reason is because we are short staffed. Still trying to fill admin position. Under budget for security, but do not currently have a security chief.
- Noted that we need landscaping company. Patrick put out RFQ. Received 2 quotes. Right now have to go back to drawing board and get Ambrosia out on an as-needed basis. Better to get someone on contract.
- In great shape with water, due in large part to maintenance's work on leaks, etc.
- Had a second phase with generator installation of about \$55K, and with savings were able to pay with normal operating budget.
- We have a lot of major expenditures coming up, including a lot of roof work.
 - Looking for ways to fund without having to come to the owners for funds.
- So far, we are \$15K in the black through June. But that will go fast.
- Audit for 2020 is ongoing.
- BOD has voted on Forensic Audit, so will be working on that.
- Hurricane repairs completed in 2023, through June 30 is about \$158K.
- Noted that Special Assessment was due June 1, and 19 owners have not paid. At 60 days will send notice of intent to lien, per policy.
- \$186K collected from Special Assessment toward hurricane fund replenishment should be moved back to hurricane account.

COMMITTEE UPDATES

- CM – We have not heard anything from owners about participating on committees. Reach out if interested. We are reviewing charters for each committee.

OLD BUSINESS

- CM – Website issues persist. We need to shift platforms. Will see changes in the next week. TM is trying to augment ability to get things out via Facebook page.
- CM – We do have a legal action going on, and we are feeling very good about our position. If owners are confused they can reach out to Christine directly. Rest assured things are moving along and the Association is in great hands with our attorneys. There are email blasts from a small group of disgruntled owners. We do not respond to those emails.
- CM – Want to give Annie Montgomery an opportunity to clarify the activities she undertook. Wants to apologize on behalf of the Association, and owners who have been unfair to her for her efforts.
- Annie Montgomery – Wants to explain about poll conducted in the spring. Considers herself a relatively new person at St.C, and saw the emails going back and forth, and felt she could help, because she has a background as a reporter and is used to asking questions and getting to the bottom of problems. Approached the BoD and volunteered to help. About a dozen people agreed to speak to her. She made it clear that she is not on the board, although her partner is on the board. The conversations were pleasant, and people expressed their concerns. There were concerns expressed about lack of

civility, concerns about money, etc. This was done anonymously. She also had a pleasant conversation with Mr. Bokeno who asked to see the results when she was done which she agreed to. Submitted a letter presenting what she learned, and sent it to Mr. Bokeno. Stated that she doesn't have an agenda, just wants everyone to live peacefully at St.C. If you want to speak to her directly, call her at 602-275-6064.

NEW BUSINESS

- CM – We are actively looking to hire the bookkeeping position.
- SJ – Have been working with Dept of Labor for a few weeks. Received a few resumes, but nothing that is going to fit the situation. Has a call in to a contact at the Dept and waiting to hear back. Working on it but not a big pool of people right now.
- CM – Appreciate the work done by all the board members.
- CM – Liens will be going out for owners who have not paid the assessment.

ANNOUNCEMENTS

- CM – We need committee members.
- CM - Next year planning celebration for 50th anniversary of St.C and want to get the place looking as good as we can in preparation. Looking for committee members for this.
- CM – Board will go into Executive Session to discuss some legal matters.

ADJOURNMENT

MOTION - There being no further business, on motion duly moved by J. Hodge
Seconded by S. Jones – No opposition.

The meeting was adjourned approximately 8:13 P.M.

Minutes submitted and approved by:



Rachel Haverkorn, Secretary