



Secretary's Report

Submitted by: Mark Pratt

Following is a summary of actions taken by the Board to be recorded with the Minutes for the Board Meeting to be held on January 12, 2022:

Regarding Appointment of New Director

December 14, 2021

- **Motion:** [J. Hodge] Appoint Diane Petrushkevich, effective immediately, to fill the vacant Director position that resulted from Shay Richardson's resignation from the Board.
- The motion was seconded by M. Pratt and carried by a majority of the Board with six (6) "Yes" votes, one (1) "No" vote and one (1) non-vote

Regarding HOA Increase

December 15, 2021

- **Motion:** [J. Hodge] Amend the motion that passed during the Board of Directors Meeting on 12/8/21 to increase the monthly Owners' fees by \$200 effective January 1, 2022 to now state that the \$200 increase for 2022 would be made by an increase of \$100 effective 1/1/2022 (total due \$750) and then with an additional \$100 increase effective 7/1/2022 (total due \$850).
- The motion was seconded by K. Christiansen and carried by a majority of the Board with eight (8) "Yes" votes, one (1) "No" vote and zero (0) non-votes

Regarding Additional Documentation Requested by Closing Attorney Felice Quigley

December 17, 2021

- **Motion:** [K. Christiansen] In order to keep the closing of two units moving forward, send Attorney Quigley a copy of the Defendant's [St. C's] Initial Rule 26 Disclosures, a copy of the declaration page of St. C's insurance policy, a copy of the Complaint and the scheduling order.
- The motion was seconded by M. Robbins and carried by a majority of the Board with five (5) "Yes" votes, zero (0) "No" votes and four (4) non-votes

Regarding New Legal Counsel for the Association

December 17, 2021

- **Motion:** [J. Hodge] Adopt the recommendation of the Legal Committee to terminate the legal services of Atty. Semaj Johnson and engage Atty. Jay Stucki, Stucki Legal PLLC to serve as legal counsel for the Association in all legal matters deemed necessary by the Board.
- The motion was seconded by S. Jones and carried by a majority of the Board with seven (7) "Yes" votes, zero (0) "No" votes and two (2) non-votes



St. C Condominiums
St. Croix, U.S. Virgin Islands

Regarding Christmas Bonuses for St. C Staff

December 17, 2021

- **Motion:** [J. Hodge] Approve the 2021 Christmas bonus/gift schedule as proposed by the Treasurer.
- The motion was seconded by C. Merna and carried by a majority of the Board with eight (8) “Yes” votes, one (1) “No” vote and zero (0) non-votes

Regarding Pay Increase for St. C Security Guard

December 31, 2021

- **Motion:** [M. Pratt] Increase Mr. Shawn Hendrickson’s hourly rate to \$13.00 to match the current standard of pay for all security members. This pay raise will be effective at the start of the next pay period, 3 January 2022.
- The motion was seconded by K. Christiansen and carried by a majority of the Board with seven (7) “Yes” votes, zero (0) “No” votes and two (2) non-votes

Regarding Hiring of New St. C Security Chief

December 31, 2021

- **Motion:** [V. Rivera] Hire Leroy Pena as the new St. C Security Chief, effective January 3, 2022, in a salaried position at the equivalent hourly rate of \$20.00/hour to replace our retiring Security Chief.
- The motion was seconded by M. Pratt and carried by a majority of the Board with seven (7) “Yes” votes, zero (0) “No” votes and two (2) non-votes

To the best of my knowledge, the above is a fair representation of the actions taken by the Board Members of the St. C Condominium Association.

Mark A. Pratt

Mark Pratt
Secretary