



Association of St. C Condominium Owners

4200 Estate St. John, Christiansted, VI 00820-4491

Tel: 340-718-6341 • Fax: 340-718-1633

www.stccondo.com

genmgr@stccondo.com or office@stccondo.com

MINUTES

Board of Directors Meeting

January 22, 2025

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

ROLL CALL

Directors Present:

Jim Bonacci (219), via Zoom
Sibyll Jones (207), via Zoom
Jessica Hodge (107), via Zoom
Christine Merna (304), via Zoom
Ryan Pickard (118), via Zoom
Tommy McGlothlin (309), via Zoom

St. C Staff:

Karl Peterson, Ops Manager

Directors Absent:

Owners in Attendance:

Henry McAtee unit308
Brandie Kennedy
iPad (3)
joanne Erznoznik
Judi Lines 214
Bernie Thiel
Michelle Moore Apt. 232
Kimberly's iPhone
Fitzgerald Lawrence
Karl
Todd Charles
Kay Christiansen

victoria rivera 205/212
Eric Rodney
Gene Rotter 238
Darin Bokeno
Mike Beck
naimawade
iPhone
Sharone Pierre 336 (Sharone
Pierre)
S. Howell (Shak)
David Howell
lucita's iPhone

APPROVAL OF AGENDA

- **MOTION** [S. Jones] – Approve the meeting's agenda as presented.
 - This motion was seconded by JB.
 - No opposition – **Approved.**

APPROVAL OF PAST MINUTES

- Minutes will be provided for approval at a later meeting.

GENERAL MANAGER'S REPORT

- *Excerpts from Jessie's report included below*
- Discuss Trash Bin (Overflow)
- Discuss high outstanding balances that need to be addressed immediately and collect payments. (Before we issue Liens and or Foreclosure)
- Brush Can-Notice to place on Bin "No dumping of trash" (Debris only)
- Received two proposals for Landscaping Services for the Board to vote on
- An emergency call was received regarding a burst water pipe in a unit during the weekend that was immediately taken care of by our Maintenance Supervisor.
- Building A Roof repair status (Karl to provide that information).

OPERATION MANAGER'S REPORT

- *Excerpts from Karl's report included below*
- A and B – Building Renovation Progress.
 - While Building – A 'Exterior Concrete Repairs' are complete the parking side of A – Building (Walks and Bridges) has begun.
 - Building – B 'Exterior Concrete Repairs' are moving along.
 - Still working on some Roofing Protocol.
- Front and Back Door replacement work moving along 1-3 Units on average per week.
- Our team is also starting the ceiling / bridge work on Building – G.
- Team preformed some patch work on Building – E Roof and will follow-up with interior ceiling damage.
- Had Eddie's Glass look at a few of the Sliders in need of repair.
 - 101 is a concern. Eddie says that their door won't close due to the building crushing the door casing (Recommends Engineer look at making recommendations).
 - Will also quote hurricane rated non-metal sliders.

OFFICERS' REPORTS

President's Report:

- No report for this meeting

Vice President's Report:

- No report for this meeting

Secretary's Report:

- *See written Secretary's Report for details

Treasurer's Report:

- No report for this meeting

COMMITTEE UPDATES

- No committee updates

OLD BUSINESS

- None

NEW BUSINESS

- Annual Meeting process (JH)
 - 4 applicants in good standing - 3 board positions available
 - 30 day notice for annual meeting sent out
 - Copy of budget/proxy/zoom meeting/instructions for voting
 - Proposed By-Laws redline for easy reading and voting

VOTING

- **MOTION** [TM] – Approve SJ to take on roll of Secretary.
 - This motion was seconded by JH.
 - No opposition – **Approved**.
- **MOTION** [CM] – Accept lower landscaping proposal and enter into a contract with Williams Enterprises.
 - This motion was seconded by JB.
 - No opposition – **Approved**.

ADJOURNMENT

- **MOTION** – There being no further business, on motion duly moved by JB.
 - Seconded by JH.
 - No opposition – **Approved**.

The meeting was adjourned at 7:56 P.M.

Minutes submitted and approved by:



Sibyll Jones, Secretary



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

AGENDA

Board of Directors Meeting

January 22, 2025

7:00 PM AST

Welcome & Call to Order

Roll Call

Approval of Agenda

Approval of Minutes - deferred

Officers' Reports:

- President's Report
- Vice President's Report
- Secretary's Report
- Treasurer's Report

Reports:

- GM Report
- Ops Manager's Report

Old Business

New Business

Announcements

Adjourn



St. C Condominiums

St. Croix, U.S. Virgin Islands

General Manager's Report

January 2025

Submitted by: Jessy Bermudez

- Discuss Trash Bin (Overflow)
- Discuss high outstanding balances that needs to be addressed immediately and collect payments. (Before we issue Liens and or Foreclosure)
- Brush Can-Notice to place on Bin “No dumping of trash” (Debris only)
- Received two proposals for Landscaping Services for the Board to vote on
- Emergency call received, regarding a burst water pipe in a unit during the weekend that was immediately taken care of by our Maintenance Supervisor.
- Building A Roof repair status (Karl to provide that information).

Thanks,
Jessy



St. C Condominiums

St. Croix, U.S. Virgin Islands

“Karl’s Korner”

Construction and Maintenance Manager’s Report

January 2025

Submitted by: Karl Peterson

- Happy New Year May it bring Health, Happiness, and Prosperity!
- A and B – Building Reno Progress.
 - While Building – A ‘Exterior Concrete Repairs’ are complete the parking side of A – Building (Walks and Bridges) has begun.
 - Building – B ‘Exterior Concrete Repairs’ are moving along.
 - Still working on some Roofing Protocol
 - Have verbal from Roof Sealer Rep. guarantees in place for the way we will need to remove existing roof.
 - Board approval for Adcon Abatement.
 - DPNR and EPA Permitting included w/ Adcon quote, attached.
 - Contractor meeting with those directly involved to review removal / abatement, preparation, installation, expectations, and maintenance.
- Is the Board down with giving our mail girl a gate card. (been challenged with getting in at times)
- Happy with the Front and Back Door replacement work moving along 1-3 Units on average per week.
- Our team is also starting the ceiling / bridge work on Building - G
- Team preformed some patch work on Building – E Roof and will followup with interior ceiling damage.
- Was hoping to have a guestimate for concreting the bad part of road.
- Had Eddie’s Glass take a look at a few of our Sliders in need of repair.
 - 101 is a concern. Eddie says that their door wont close due to the building crushing the door casing. (Recommends Engineer look at make recommendations)
 - Will also quote hurricane rated non-metal sliders

- Others
 - Railing ideas quotes
 - I'm working on water system configuration.
 - Was hoping to have guestimate for road

Oh yeah Possibly repaired pool leak!

Respectfully Submitted.

Karl Peterson



St. C Condominiums

St. Croix, U.S. Virgin Islands

Secretary's Report

Submitted by: Jessica Hodge

Following is a summary of actions taken by the Board from November 12, 2024, through January 22, 2025.

Note: The Secretary's Report does not include the actions taken by the Board of Directors during normal BOD meetings. These actions are documented in the BOD meeting minutes. Executive decisions (i.e. legal, personnel, etc.) are recorded separately.

Board of Directors referenced by initial as indicated below.

- Christine Merna – President; Legal Committee Chair **(CM)**
- Jim Bonacci - Vice President **(JB)**
- Jessica Hodge – Secretary/Treasurer; Finance Committee Chair **(JH)**
- Anquanette Gaspard **(AG)**
- Sibyll Jones **(SJ)**
- John (Tommy) McGlothlin – Communications Committee Chair **(TM)**
- Michael (Ryan) Pickard **(RP)**

Vote records: y=yea vote; n=nay vote, nv=non-vote, a=abstain

Regarding Additional Building A Concrete Work

11.19.24 – JH called for vote

Issue: The original RFP for Bldg A was only for rear side overhangs. There are major repairs needed on parking side. Vote to approve change order 1 for Dion to perform this work.

- **Notes/Discussion**
 - None
- **Result:** **Approved** (7y)

Regarding Revised Capital Improvement/Special Assessment

11.29.24 – JH called for vote

Issue: When putting together the capital improvement/SA budget the Cistern/Reservoir cleaning was based upon Patrick's original estimate on the Cap Imp plan of \$18k but the actual cost was \$45k. Doing it now changes the SA amount from \$1,627 to \$1,832. If we don't collect now, we are shorting ourselves on funds. Revised figures would be:

CAPITAL IMPROVEMENT EXPENSE

Recoating of the Roof Building D-G	110,000.00
Front porch demo/reconstruction (13 units)	52,000.00
Rail Replacement	150,000.00
Pool Bathroom Refurbishment	2,500.00
Cistern Cleaning	45,000.00



St. C Condominiums

St. Croix, U.S. Virgin Islands

Vote to approve new special assessment amount to fully fund the already completed cistern/reservoir cleaning project.

- **Notes/Discussion**
 - None
- **Result: Approved** (5y; 1n-AG; 1nv-TM)

Regarding Resignation of Anquanette Gaspard

1.15.25 – CM called for vote

Issue: AG resigned from the board via email. Vote to accept her resignation.

- **Notes/Discussion**
 - None
- **Result: Approved** (5y; 1nv-RP)

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

Jessica Hodge
Secretary