



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

April 23rd, 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)

St. C Staff:

Jessy Bermudez, General Manager, Absent

Directors Absent:

Tommy McGlothlin (309)

Owners in Attendance:

Deshanda Curtain-Rodney

Osvaldo Ranieri 109

Henry McAtee unit308

Judi Lines 214

victoria rivera 205/212

iPad

Rachel

Janis and Kay #211 (Janis)

Fitzgerald Lawrence #304

iPhone

Henry McAtee unit308

Unit 312

Melinda Bokeno #223

Maurice Harris

S. Pierre #336

Mark Pratt (309)

David and S. Howell

Kimberly iPhone

APPROVAL OF AGENDA

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

APPROVAL OF PAST MINUTES

- **MOTION [JH]** – October 16, 2024 and November 14, 2024 Meeting Minutes
 - This motion was seconded by [SJ]
 - No opposition – **Approved.**

PRESIDENT'S / VICE PRESIDENT REPORT

- Welcome new owners
- Personnel changes (Karl Peterson and Brianna Smith Left): Patrick Nugent is filling the role of consulting contractor for capital improvement efforts and Jason May is back part time to help in the front office with administrative duties temporarily
- Stray dogs on property. Owners please do not feed them. We are working on the issue. Reminder to all Owners to register their animals with the front office
- Maintenance work (noise) is allowed between the hours of 8-5 daily. Sunday is our quiet time. No noise allowed.
- Renovations to unit-Reminder there is a process. Please contact the office. Renovations must be approved by the board.
- Thank you to our maintenance team. They have been working hard.

SECRETARY'S REPORT:

- *See written Secretary's Report for details.

TREASURER'S REPORT:

- *Excerpts from Treasurer's report included below.
- Accounts are reconciled through February 2025
 - Operating accounts bank balances: \$312,544 (*Includes Capital Improvement funds)
 - Restricted accounts bank balances: \$588,245
 - Audit 2023 will be posted soon on the website
 - Audit 2024 will be commencing soon

GENERAL MANAGER'S REPORT

- *Excerpts from General Manager's report included below
- Maintenance is working on scheduling and repairing every work order we receive in a timely manner.
- We've completed the catwalk by unit 232 and 242. Unit 231 catwalk is scheduled to start on Monday April 21, 2025. Maintenance completed the painting & repairs to the railing by unit 230. A few railings in Bld. G and Bld. I have been completed. Maintenance will continue the painting and repairs to the railings as they moving along with the repairs to each Catwalks.
- We recently had the Landscapers visit the property and do a cut back on some trees that needed to be removed in order for the contractors to perform their work when they get to those Building/Areas. Some trees were removed due to overgrown and safety issues.
- The capital improvement projects are on their way. The exterior concrete repairs to Bld. A & B are 60 % completed. The Bridge between unit 105 & 106 were completely demolished and redesigned by Taylor Babb and reconstructed by Dion Construction. Bld. A roof replacement is expected to resume within two weeks once the equipment arrives on island/STX.

- We still have about 15 owners who haven't paid their 2025-Special Assessment and a few high outstanding balances that needs to be addressed immediately (Before Liens and/or Foreclosure).
- Office will be Closed on Friday April 18, 2025 in observation of Good Friday! Temporary Office Hours are as Follow: Monday April 21, 2025 thru Friday April 25, 2025 office will be open from 8am-4pm and resume normal Business hours on Monday April 28, 2025 from 8am-4:30pm.

COMMITTEE UPDATES

- No committee updates

OLD BUSINESS

- None

NEW BUSINESS

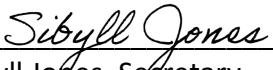
- Discussion on the 400K of owners in arrears of assessments and HOA fees
- About 15 Owners have not paid special assessments
- Many owners still pay the \$600 HOA fees from years ago. Foreclosures are in the process.

ADJOURNMENT

- **MOTION** – There being no further business, on motion duly moved by [SJ].
 - Seconded by (RP) – No opposition.

The meeting was adjourned at 8:50P.M.

Minutes submitted and approved by:



 Sibyll Jones, Secretary



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

AGENDA

Board of Directors Meeting

April 23, 2025

7:00 PM AST

Welcome & Call to Order

Roll Call

Approval of Agenda

Approval of past Minutes

Officers' Reports:

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

Old Business

New Business

Announcements

Adjourn



St. C Condominiums

St. Croix, U.S. Virgin Islands

General Manager's Report

April 2025

Submitted by: Jessy Bermudez

- Maintenance is working on scheduling and repairing every work order we receive in a timely manner.
- We've completed the catwalk by unit 232 and 242. Unit 231 catwalk is schedule to start on Monday April 21, 2025. Maintenance completed the painting & repairs to the railing by unit 230. A few railings in Bld. G and Bld. I have been completed. Maintenance will continue the painting and repairs to the railings as they moving along with the repairs to each Catwalks.
- We recently had the Landscapers visit the property and do a cut back on some tress that needed to be removed in order for the contractors to perform their work when they get to those Building/Areas. Trees were removed due to overgrown and safety issues.
- The capital improvement projects are on their way. The exterior concrete repairs to Bld. A & B are 60 % completed. The Bridge between unit 105 & 106 were completely demolished and redesigned by Taylor Babb and reconstructed by Dion Construction. Bld. A roof replacement is expected to resume within two weeks once the equipment arrives on island/STX.
- We still have about 15 owners who haven't paid their 2025-Special Assessment and a few high outstanding balances that needs to be addressed immediately (Before we issue Liens and or Foreclosure to those owners).
- Office will be Closed on Friday April 18, 2025 in observation of Good Friday! Temporary Office Hours are as Follow: Monday April 21, 2025 thru Friday April 25, 2025 office will be open from 8am-4pm and resume normal Business hours on Monday April 28, 2025 from 8am-4:30pm.

Thanks,
Jessy



St. C Condominiums

St. Croix, U.S. Virgin Islands

Secretary's Report

Submitted by: Sibyll Jones

Following is a summary of actions taken by the Board from February 11, 2025 through April 2, 2025.

Note: The Secretary's Report on Executive actions does not include the normal operating actions taken by the Board of Directors by email or during normal BOD meetings. These actions are documented separately and included in the BOD meeting minutes.

Board of Directors referenced by initial as indicated below.

- Christine Merna – President; Legal Committee Chair **(CM)**
- Jim Bonacci - Vice President **(JB)**
- Jessica Hodge – Secretary/Finance Committee Chair **(JH)**
- Sibyll Jones Secretary **(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 Bank Signers

2.11.25 – CM called for vote

Issue: With the departure of the operations manager, the signers need to be updated.

Proposed signatories:

Jessy Bermudez, General Manager
Christine Merna, President of the Board
Jessica Hodge, Treasurer of the Board

- **Notes/Discussion**
 - None.
- **Result:** **Approved** (6y)

Regarding Front Office A/C Replacement

2.22.25-JH called for vote

Issue: The A/C in the front office went out. Three quotes were provided. (Caribbean Cooling, Jolley Green Maintenance, Vince Maintenance.) Proposed to use Vince Maintenance.

- **Notes/Discussion**
 - None
- **Result:** **Approved** (6y)

Regarding 1099 Project Manager



St. C Condominiums

St. Croix, U.S. Virgin Islands

2.22.25– JH called for vote

Issue: The proposal is to bring on Patrick Nugent as a 1099 contractor as the Project Manager for the Capital Improvement projects.

Notes/Discussion

- None
- **Result:** **Approved** (6y)

Regarding Building A Roof Remediation

3.18.25 – JH called for vote

Issue: As required by DPNR after Building C's replacement, we tested the roof at Building A. It was found to have exceeded the threshold for hot materials at 3%. Therefore, we must have it remediated/removed by a licensed contractor prior to moving forward with the new roof. Unfortunately, it is very labor intensive as the materials must be removed at 100% prior to putting any new materials down.

Notes/Discussion

- Project tracking and cost provided along with capital improvement
- **Result:** **Approved** (6y)

Regarding Termination of Brianna Smith

4.2.25 -CM called for vote

Issue: During Brianna Smith's probation period, it was decided that her performance was not up to par

Notes/Discussion

- None
- **Result:** **Approved** (6y)

Regarding Temporary 1099 hire - Jason May

4.2.25 -CM called for vote

Issue: Jason has actually been supporting Jessy intermittently. I would propose hiring him as a 1099 contractor effective immediately. He is still waiting for his previous job offer to be ready for him....could be in a month to 6 weeks

Notes/Discussion

- None
- **Result:** **Approved** (6y)



St. C Condominiums

St. Croix, U.S. Virgin Islands

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

Sibyll Jones

Sibyll Jones, Secretary



St. C Condominiums

St. Croix, U.S. Virgin Islands

Treasurer's Report

Submitted by: Jessica Hodge

Following is a summary relating to the financial status of the Association to be recorded with the Minutes for the Board Meeting to be held on April 23, 2025:

Fund Balances

- Bank accounts have been reconciled through February 28, 2025
 - Operating accounts bank balances: \$312,544.25 (*Includes Capital Improvement funds)
 - Restricted accounts bank balances: \$588,245.27

Audit

- Audit for 2023 will be posted in the upcoming weeks
- Audit for 2024 will be commencing now that tax season has ended

Miscellaneous Activities

- None to report

To the best of my knowledge, the above reflects the current financial affairs of the Association.


Jessica Hodge
Treasurer