

Minutes of
Grapetree Area Property Owners Association, Inc.
2010 Annual Meeting
January 16, 2010

Location: Surf Room, Divi Casino, St. Croix, USVI

Quorum: A quorum of 25 members was met

Handouts: The following documents were made available to the attending members: 2009 Annual Meeting Minutes, 2009 Profit & Loss Statement, 2009 Statement of Cash Flows, 2009 Dues Collection Report, 2010 Annual Meeting Agenda, Special Meeting Agenda, and 2010 Slate of Officers & Directors Meeting called to order by Evlyn Carlin, President, at 4:14 PM

1. Introductions – All Board of Director members and new GAPOA members introduced themselves.
2. Approval of 2009 Annual Meeting Minutes – Steve Larchuk moved to approve the minutes. Second by Barbara McLaren. Motion carried unanimously.
3. President's Report – Evlyn Carlin explained that the focus of the GAPOA Board of Directors over the course of her tenure has been fivefold: Keep current on plot ownership and membership status, update our financial records and collect late dues, identify problem areas in our roadway system and conduct repairs, update the Architectural Review submittal form, and ensure that Association day-to-day activities are handled in a professional and expeditious manner. The major Board project during 2009 was to study the current Association By-Laws and develop proposed revisions for submittal to the membership.
4. Secretary's Report – John Roberts, Secretary, also presented the Treasurer's Report. Highlighted items on the financial statements (Actual vs. Budget) were reviewed: Total Maintenance & Repairs expense (consisting of 98% road work) was 86% of Total Expenses, and was over Budget, resulting in a Net Income shortfall vs. Budget of \$8,556. (The over Budget road repairs expenses are addressed in the Road Committee report below). Total Maintenance & Repairs expense was \$81,812 in 2009 vs. \$18,060 in 2008. Cash at the beginning of 2009 was \$88,955 and \$67,254 at the end of 2009. John offered that the primary purpose of Annual Dues is to finance road repair, with a goal of keeping \$50,000 - \$60,000 in the bank as a reserve for potential expenses associated with a major disaster. Dues collection at the end of 2009: 2010 dues 44%, 2009 dues 79% and 2008 dues 96%. There are 21 properties with liens due to failure to pay late dues. Of the late dues that are "eligible" for liens (i. e. \$500 or more late), 87% have liens placed, 8% are on a payment plan and 5% are "in process". As of 1/1/10 the "lien eligible" amount drops to \$400 or more late. Lastly, John said the Board has been in regular contact during the year with The Nature Conservancy and was presented with a draft copy of TNC's Jack & Isaac's Bay 5 year Management Plan for review and

comment. The Board registered several concerns with the plan, especially over “fires” (discouraged but not prohibited) and a potential S. Grapetree Bay area parking lot. The dialogue between the Board and TNC continues with a planned February, 2010 meeting. John gave special thanks for the hard work of GAPOA’s Bookkeeper, Debra Tryon, and member Bob Carlin.

5. Committee Reports

- a) Road Committee – Bill LaGrange, Chairperson, reported that in 2009 brush cutting, paved road repair and unpaved road grading were conducted. The majority of road repairs were in S. Grapetree Bay and Turner Rd. (both heavily impacted by new home construction) and Casino Rd. The 2009 Maintenance & Repairs Budget was exceeded primarily because the roads in question further deteriorated from when the quotes were received in late 2008 to the time the actual work was conducted in late 2009. 2010 will not have as large a budget as 2009 but Bill said he anticipates being able to keep the roads in better shape than in the past. “There will still be some areas that will need extra attention, but we are trying to work systematically to improve the entire road system. We are dealing with a road system that has some areas that are more than 35 years old. It is impossible to keep all road sections in good condition at one time, but we will strive to keep all areas serviceable”. He offered, as in the past: “...we are willing to try to work with groups of property owners that live on a common graded road and would like to contribute to the cost of paving that road”. He thanked the Road Committee members for their help this past year, and especially Bob Carlin for his sign repair work.
- b) Architectural Review Committee – Gayle Moore, Chairperson, reported that four new homes (36 N. Grapetree, 23A/24A S. Grapetree, 29J N. Slob and 57 Turner Hole) and one pool (101 S. Grapetree) were reviewed and approved.
- c) Legal Committee - Steve Larchuk, committee member, gave the report for Bill Sterling, Chairperson. The Legal Committee continues its role of reviewing matters referred for comment and advice by the Board in 2009; including the proposed By-Law changes, issues relating to GAPOA’s relationship with the Grapetree Bay Resort property, reviewing insurance coverage, easement questions, neighbor dispute matters, dues collection issues, etc. Steve said: “It is important to note...that the Legal Committee does not act as attorney for the Association nor can it act independently of the Board and President. Where representation...or a legal opinion is required, the Legal Committee will so advise the Board...”.
- d) Beach Committee – Steve Larchuk, Chairperson, explained that the beaches involved are Turner Hole (to the left and right of the Divi Hotel), S. Grapetree (to the Southwest of the old Grapetree Bay Resort beach) and Smuggler’s Cove of N. Grapetree. Thanks to the volunteer efforts of other

community groups after the Easter camping weekend, there was no need for the usual GAPOA–sponsored beach clean-up at that time. The one 2009 GAPOA beach clean-up occurred on November 14th when 15 GAPOA members (and one friend) cleaned all four beaches, hauling away four truckloads of trash. This same group also cleared the public easement to S. Grapetree Beach, and the Beach Committee plans to continue to keep this easement open. As these four beaches are part of the East End Marine Park, the Beach Committee will meet with this group to discuss how GAPOA can best assist their efforts.

- e) Nominating Committee – John Roberts, Chairperson, explained that this committee is primarily involved with recruiting Directors. This year 6 of the 11 Directors decided not to continue in 2010, for a variety of reasons. 9 formal offers were made to new potential Directors with 6 acceptances. He reported that some people contacted for a Director position said they could not afford the large amount of time required. John commented to the attendees that large blocks of time are not necessary and he encouraged members to join an Association committee to “get a feel” for the small time commitment.

6. Old Business

None

7. Election of 2010 Officers & Directors – Evlyn thanked all the Directors for their service and she especially thanked those who are “retiring” after many years of dedicated service, namely; Bill Sterling, Fred Huettig, Rob Bidelspacher and Sweeny Toussaint. She said: “...these gentlemen have been pioneers for us and led the way to where we are today. Without their direction, wisdom and support we could not have come this far”. Evlyn then introduced the 2010 slate of Officers & Directors. Dave Werner moved to allow a voice vote for the election. Second by Dennis Giancontiere. Motion carried unanimously. The 2010 slate of Officers and Directors was approved unanimously.

8. New Business

None

Bob Carlin moved to adjourn the meeting. Second by Dave Werner. Motion carried unanimously. Meeting adjourned at 4:55 PM.

Respectfully submitted,
John Roberts, Secretary