

MINUTES OF  
GRAPETREE AREA PROPERTY OWNERS ASSOCIATION, INC.  
2015 ANNUAL MEETING  
JANUARY 17, 2015

Location: St. Croix Yacht Club

Quorum: A quorum of 25 members was met.

Handouts: The following documents were made available to the attending members: Meeting Agenda, List of Board recommended candidates for election, 2014 Annual Meeting Minutes, 2014 Profit & Loss Statement, Statement of Cash Flow – January through December 2014.

Meeting was called to order by President Steve Larchuk at 4:35PM

1. **Approval of 2014 Annual Meeting Minutes** – Minutes were unanimously approved.

2. **President's Remarks:** Steve reported that it had been a quiet year. Thankfully no storms to deal with. But, because of the rains in November and December, the brush cutting had been delayed. It should be completed in the next week.

Steve stressed the need for volunteers on the board or on committees.

3. **Committee Reports:**

a) **Treasurer's Report:** The Profit & Loss Statement and the Statement of Cash Flows (January through December 2014) was distributed in advance.

**2014 Budget** - Bob Carlin reported that there was no repaving or pothole repair in 2014 and only one brush cutting. This leaves a surplus of \$27,612 that can be used to help replenish the cash reserve account to \$25,000. After overages in 2013, this account had been reduced from \$50,000 to \$15,153. \$9,865 will be added to the reserve account bringing that total to \$25,018. A \$17,765 surplus will be added to the 2015 budget.

**2015 Budget** – Bob was happy to report that 51% of the 2015 assessments were collected in 2014. The average is 44%. In 2015 we will resume paving and pothole repair. There will be budget increases for 2015. These will be seen in the roads category (increases in paving), the legal category (increases in collection costs) and in taxes (increases in property taxes).

**Collections** – As of September, 2014 (pre 2015 billing) there were 29 liens and 5 lien eligible properties. Unpaid assessments total \$60,000. The 20 largest bills (totaling \$38,485) will be sent to Attorney Felice Quigley. She will send a letter requesting payment.

Cash Flow Statement – The “write offs” category shows the amount of waived late fees. The “reserve account” (\$50,000) was depleted by \$34,847 because of cost overruns in 2013. The balance at present is \$15,153. The current balance of the GAPOA account is \$90,515.

Property Taxes – GAPOA has received two past due tax bills totaling \$6,549.79. These are for road/drainage plots #127-130 South Grapetree Bay and road/drainage plots #131-137 South Grapetree Bay. The bills are for 2003-2013 (excluding 2006 when a payment was made). Bob will do further research to determine if there are other road/drainage plots deeded to the association.

According to the tax bills the four road/drainage plots and the one unbuildable plot next to the Divi miniature golf have increased in value by 250%. They were valued @ \$137,082 in 2012 and \$347,445 in 2013. Bob has filed an appeal based on the dramatic increase on unbuildable plots.

b) Architectural Review Committee – Gayle Moore reported that the committee approved two projects: 1) a house and pool @ #71 South Slob and 2) a pool and decks @ #48 South Slob.

c) Communications Committee – Jim Pedrick asked the membership “What do we want to do with the web site?”. A discussion followed with several suggestions for the board to consider. Some of these were: adding a directory of members’ names and addresses, a list of vendors, properties for sale, events and announcements. The general consensus was that we should continue the web site and try to expand it. Concerns voiced were: the privacy of the homeowners (should the site be password protected?), the addresses should not be used for business purposes and the site should not be the only form of communication with the membership.

d) Beach Committee – Steve explained that there was no Fall beach cleanup because of the excessive amount of sea weed on the beaches. He thanked Kathy LaGrange for organizing the annual road side cleanup each April.

e) Road Committee - Bob reported that in 2014 there had been one brush cutting for \$8,000, one road grading for \$6,900 and one abandoned car removal for \$100. There was no repaving or pothole repair. Because of the increase in the assessment fee, the budget for roads will be increased in 2015. The repaving will resume. The committee will explore doing intermediate cuttings around corners, sign posts and in sensitive areas. Installing estate signage along the main road will be considered.

The membership was encouraged to contact the road committee to voice problems or needs.

#### 4) **Election of Officers & Board of Directors:**

The following officers and board members were unanimously elected:

President – James Pedrick

Vice-President – Bob Carlin

Treasurer – John Roberts

Secretary – Gayle Moore

AT LARGE BOARD MEMBERS:

Isabel Brady

G.B. Bucknell

Jan Buell

Sara McCambridge

Sweeney Toussaint (nominated from the floor)

5) **Passing of the Gavel:**

Jim (newly elected President)) gave thanks to Steve for his years serving on the board and for serving as President the last three years. Jim spoke of the many positive advancements that the association has made under Steve's leadership.

Jim listed some plans for 2015:

- \* focus on road work
- \* use aggressive policy to collect overdue accounts --- assessing and analyzing each account
- \* resolve delinquent tax bill
- \* concentrate on getting records organized
- \* update the web site

Three members volunteered to help on committees:

Greg Deegan, Luke Langdon and J.C. Noreika

As there was no further business, the meeting was adjourned.

Respectfully submitted,

Gayle Moore, Secretary