

**ST. THOMAS SQUARE MASTER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES OF JANUARY 16, 2016**

Call to Order: The meeting was called to order by Mr. Myers at 9:00 a.m.

Calling of the Roll: Present in person: Allen Myers, Bill Luther, Mike Delf and Jim Schmidt. Sean Hoover was present via telephone.

Approval of Past Minutes: Mr. Luther made a motion to approve the minutes of July 18, 2015 and October 16, 2015. Mr. Schmidt seconded. **Motion carried unanimously.**

Financial Report: Mr. Schmidt reviewed the most recent financials, year-end 2015.

Officer Reports no reports at this time.

Committee Reports

Landscaping Motion: Mr. Schmidt moved to accept the planned Villa landscaping renovations to be paid from Reserves. Mr. Myers seconded. **Motion carried unanimously.**

Manager's Report Ms. Blue reviewed recent projects.

Old Business

Ratify Board decision for unit 203 payoff settlement: Motion: Mr. Schmidt moved to accept a settlement of \$12,500 from the bank to pay off the past-due debt on unit 203. Mr. Luther seconded. **Motion carried unanimously.**

New Business

Pet Approval Requests: Motion: Mr. Schmidt moved to approve all pending pet requests. Mr. Delf seconded. **Motion carried unanimously.** **Motion:** Mr. Schmidt moved that all future pet requests be handled by the manager and only Owners would be allowed pets. Mr. Hoover seconded. **Motion carried** with all Mr. Myers, Mr. Schmidt, Mr. Hoover, and Mr. Delf in favor, Mr. Luther against.

Parking: Ms. Blue will investigate additional parking spaces near the boat parking area.

Spring Break: Ms. Blue reported that the drive gate will be in place before Spring Break and the staff is ready to handle any challenges.

Reserve expenditure plans for 2016: Other than landscaping, no major projects were approved at this time.

Adjournment As there was no further business before the Board; Mr. Delf made a motion to adjourn. Mr. Luther seconded the motion. The meeting was adjourned at 10:09 a.m.

**Respectfully submitted,
Lorie Blue, CAM**