

**ST. THOMAS SQUARE MASTER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES OF JANUARY 24, 2015**

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.

Directors Correspondence Pet for Units 503 and 1210A were approved

Minutes Mr. Luther made a motion to approve the minutes of October 17 and November 14, 2014. Mr. Delf seconded. **Motion carried unanimously.**

Committee Reports

Financial Oversight Committee: Mr. Myers reported he reviewed all of the year-end financial statements and bank reconciliation reports in anticipation of the change in management. He found everything in order, as expected.

Treasurer's Report Mr. Schmidt commented that the financials were in line with the budget and was pleased with the amount of revenue from parking passes and tags.

Manager's Report See minute book

Old Business

Renovate Clubhouse Mr. Delf stated that he will be in contact with Ms. Blue as prices are dropped at Home Depot for items such as ceiling fans, flooring and furniture.

Security The Board decided to have security for Spring Break on Thursday-Saturday, plus concert events, as well as 4th of July weekend.

Dock Accessibility Ms. Blue will get quotes on a professionally installed ramp and gate relocation. She will also get prices on retrofitting the clubhouse bathrooms.

New Business

Landscaping Mr. Myers reported that he wants to see more results from the new landscapers. The Landscape Committee will meet with them as soon as possible to review the contract and present the concerns. The Board also directed Ms. Blue to get a quote to continue the 6 foot chain link fence across the east side of the clubhouse.

Parking Mr. Myers reminded the Board that the agreement for boats and trailers included the requirement that the owner must be staying on the property in order to park on the property. Ms. Blue will be enforcing all parking regulations.

Tennis Court Mr. Myers presented a proposal to cover the tennis court with similar material to the shuffleboard courts. The cost is approximately \$20,000 as opposed to approximately \$100,000 to completely repair it. **MOTION:** Mr. Luther moved to install the Versacourt material (or similar) onto the tennis courts as long as there is money in Reserves to cover it. Mr. Delf seconded the motion.
Motion carried unanimously.

Adjournment As there was no further business before the Board; Mr. Luther made a motion to adjourn. Mr. Delf seconded the motion. The meeting was adjourned at 10:07 a.m.

**Respectfully submitted,
Lorie Blue, CAM**