

**St. Tropez Homeowners Association
Board of Directors Meeting
(Virtual Meeting via Video Conference)
November 21, 2020**

CALL TO ORDER

President Harrington called the meeting to order at 10:05 am.

Attendees: Directors - Ron Harrington, Chester Duncan, Cynthia Brysiak, Alva Johnson, J.C. Garnish, Michael Edmonds and Alexander Krakovsky

Capital Vacations: Johnny Tramel, Regional Director of Operations.

Guest: Allan Foss, Mr. Lassiter (both Board Candidates)

President Harrington introduced Allan Foss to the Board who gave a brief highlight of his background.

SECRETARY'S REPORT

Approval of Minutes

September 19, Board of Directors Budget Meeting

Upon a motion by Chester Duncan and a second by Michael Edmonds, the Board unanimously voted to approve the minutes as amended.

PRESIDENT'S REPORT

President Harrington provided an update on the current status of the Association's operations. Mr. Harrington stated that Luke Kowalski is now with St. Tropez full-time and has been very impressive with his work; very responsive and quick to react to suggestions.

Discussion was held on a database and the ownership of the domain name for St. Tropez to allow use of the Google Suite product that would allow for easy tabulation of surveys and such sent out to the ownership. The new Google site would allow for all Board documentation be kept in one place as well as documents for the owners. Mike Edmonds will work with Sari Kress and Johnny Tramel.

FINANCIAL REVIEW

President Harrington presented the financial report as of October. Current cash and investments total \$680,809. An amount of \$125,397 is due from Reserves to Operating. Current liabilities total \$144,943. Due to the pandemic the financial status remains unknown for 2021, many older owners are asking for an extension on their maintenance fee payments. The rental guarantee will help to offset unpaid fees.

MANAGER'S REPORT

Johnny Tramel provided an update on current operation details. The resort continues to be at or near full occupancy. The pool has closed, been winterized, and covered. Luke Kowalski has transferred from another property and is getting settled in as the full-time maintenance technician. The office construction has begun, and Luke has been inventorying the units and equipment.

BUILDING COMMITTEE

Chester Duncan provided an update on the improvements being made throughout the property stating the Board will wait to see how the income looks in 2021 before going on to new projects.

G1 Level Office Status

The office construction is going along well. The target date for being ready is Dec. 30. Sari is making arrangements to move the internet and phone as we get closer. Staff should be in the new office early in January.

OLD BUSINESS

Revenue – HOA Sales

Discussion ensued on ways to increase revenue via sales or rentals. Participation in the Rental Guarantee program is helping with revenue.

Intra-Owner Exchange Vehicle (Facebook)

A Facebook Group page was been created to help facilitate owner rentals and exchanges and just general communications. One member of the Board is unable to use Facebook due to their job position.

NEW BUSINESS

Meeting Dates for 2021

March 20 – Board Meeting

June 19 – Board Meeting

Sept. 18 – Budget Meeting

Nov – 20 Annual Meeting

ADJOURNMENT

The Board adjourned the meeting at 12:22 p.m.