2014 St. Thomas
US VIRGIN ISLANDS

NAHC 54th Annual Conference
October 15 – 18, 2014

Ride the wave to your Cooperative’s Paradise

NAHC
National Association of Housing Cooperatives

Frenchman’s Reef
and
Morning Star
Marriott Beach Resort
About the Conference
Each year, NAHC’s Annual Conference brings together your peers, colleagues and industry experts in cooperative housing to discuss issues and learn how to strengthen cooperative housing in the United States.

Who Should Attend
– Cooperative Volunteer Board Members
– Professional Cooperative Managers
– Industry Professionals such as lawyers, CPAs and leaders who service the housing cooperative community.

Welcome to St. Thomas
The National Association of Housing Cooperatives invites you to St. Thomas, the home of the bustling capitol of the US Virgin Islands. St. Thomas is located between the Caribbean Sea and the North Atlantic Ocean and is known for their white sand beaches, sun, sea, surf and shopping in over 300 jewelry and other stores.

Program
Our 2014 Program will focus on topics of interest including:
(subject to change)

Financial Considerations for Cooperatives
• Refinance: Yes/No/Maybe
• Basics for Treasurers
• Financial Aspects of Strategic Planning
• Understanding Your Financial Statements
• Strategically Planning for the Refinancing of Your Cooperative
• Technology Today

Cooperative Governance Issues
• Board Performance/Governance
• Evaluating Management: What Does Good Management Look Like
• Facilitating Meetings and Your Perfect Annual Meeting
• Who Are We and Where Are We Going: Exploring the concept of “mission” in your housing cooperative
• How to Solve Board and Member Conflicts

Cooperative Planning and Marketing
• Duties of the Secretary Beyond Minute Taking
• The Cooperative As An Employer
• New Board Member Training
• Real World Team Building
• Guerilla Marketing
• How to Attract and Retain Good Members

Improving Your Operations
• Cooperatives Ethics
• Bed Bugs - How to Find Them and Get Rid of Them
• Technology and your Cooperative - Going “Paperless”
• Cooperative Connections
• Preventative Maintenance & Curb Appeal
• Section 3 Requirements

Legal and Legislative Issues
• Fair Housing Laws
• Lobbying 101
• Working with HUD
• Developers Forum
• Hot Legal Topics in Cooperative Housing
• Attorneys Roundtable

Registered Cooperative Managers
• RCM Class Overview Open to Non RCMs
• HUD And Your Manager
• Program for Resident Cooperative Managers

Final program available via www.NAHC.coop
# Schedule of Events *(subject to change)*

## NAHC 54th Annual Conference Schedule

**October 15 – 18, 2014**

### Pre-Conference RCM Workshop

**Monday, October 13**
- 9:00 a.m. – 5:00 p.m. * Registered Cooperative Manager Course, Part I

**Tuesday, October 14**
- 9:00 a.m. – 5:00 p.m. * Registered Cooperative Manager Course, Part II/III
- 1:00 p.m. – 5:00 p.m. * Registered Cooperative Manager Recertification Ethics Course

### Annual Conference

**Wednesday, October 15**
- 8:00 a.m. – 5:00 p.m. Conference Registration
- 8:00 a.m. – 4:00 p.m. * St. Johns Land Safari & Trunk Bay Beach Snorkeling Tour
- 9:00 a.m. * St. Thomas Island Drive & Shopping Tour
- 12:30 p.m. – 4:00 p.m. * Catamaran Half Day Sail & Snorkeling Tour
- 1:00 p.m. – 5:00 p.m. NAHC Board of Directors Meeting
- 5:00 p.m. – 6:00 p.m. First Time Attendee Orientation
- 6:00 p.m. – 7:30 p.m. Opening Reception “Caribbean Style”

**Thursday, October 16**
- 8:30 a.m. – 5:00 p.m. Conference Registration
- 8:30 a.m. – 5:00 p.m. Exhibit Hall Open
- 9:00 a.m. – 10:30 a.m. Opening General Session & Keynote Speaker
- 10:45 a.m. – 12:15 p.m. Concurrent Breakout Sessions
- 12:15 p.m. – 1:45 p.m. Strut Your Stuff: Cooperative Pride Luncheon
- 2:00 p.m. – 5:15 p.m. Concurrent Breakout Sessions

### Friday, October 17
- 8:30 a.m. – 2:00 p.m. Exhibit Hall Open
- 8:30 a.m. – 5:00 p.m. Conference Registration
- 9:00 a.m. – 12:15 p.m. Concurrent Breakout Sessions
- 12:15 p.m. – 1:45 p.m. Awards Luncheon
- 2:00 p.m. – 5:15 p.m. Concurrent Breakout Sessions
- 5:15 p.m. – 5:45 p.m. Candidates Forum: Meet Your Board Candidates
- 5:45 p.m. – 6:30 p.m. Member Association Caucuses

### Saturday, October 18
- 9:30 a.m. – 11:00 a.m. Annual Meeting of Members
- 11:00 a.m. – 12:00 p.m. NAHC Board of Directors Meeting
- 12:30 p.m. – 4:00 p.m. * Coral World Marine Park & Underwater Observatory Tour
- 12:30 p.m. – 4:00 p.m. * Catamaran Half Day Sail & Snorkeling Tour
- 1:30 p.m. * St. Thomas Island Drive & Shopping Tour

*Separate Registration Fee Required*

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**Interested in Exhibiting?**

If your company is interested in exhibiting or sponsorship opportunities at the **54th Annual NAHC Conference**, please contact Julie Elfand at jelfand@bostrom.com or by calling (202) 737-0797.
**Host Hotel**
The 54th Annual NAHC Conference will be held at the Frenchman’s Reef and Morning Star Marriott Beach Resort. The resort is located on the island’s southern tip overlooking the ocean and approximately 10 minutes from downtown Charlotte Amalie, the shopping mecca of the Caribbean.

A limited number of guest rooms have been reserved at a discounted rate of $181.00 a night single/double occupancy, plus a discounted resort fee of $15.00 a night, a $3.00 housekeeping fee a night and applicable taxes until **Tuesday, September 23, 2014**. In order to receive this special rate, you must mention the National Association of Housing Cooperatives (NAHC) when making your reservation.

After September 23, 2014, or once the room block has been filled (whichever comes first), reservations will be accepted on a space and rate available basis. To make reservations, please call 1-800-524-2000 or make your reservation online at [https://resweb.passkey.com/Resweb.do?mode>Welcome_ei_new&eventID=11002813](https://resweb.passkey.com/Resweb.do?mode=welcome_ei_new&eventID=11002813).

**Passport Information**
St. Thomas is an island in the Caribbean that is politically part of the United States Virgin Islands (USVI). U.S. citizens do not need a passport or visa to enter the island, however you will need to carry some form of identification such as a government-issued photo ID. If you plan on visiting other islands near St. Thomas, such as the British Virgin Islands, you will need a passport. For non-U.S. citizens, entry requirements are the same as for the U.S. mainland and you would need to carry a passport.

**Transportation**
The Frenchman’s Reef and Morning Star Marriott Beach Resort is located 6 miles from Cyril E. King International Airport, or approximately a 20 minute ride without traffic and a 45 minute ride with traffic. Taxis are available outside the airport. If you are sharing a cab the cost is approximately $12.00 per person plus the cost of your luggage ($2.00 per bag). If you are taking a cab on your own the cost is approximately $15.00 per person plus the cost of your luggage ($2.00 per bag). There are no shuttles available. If you are traveling in a group and would like private transportation options please contact the Marriott directly and they will assist you in coordinating.

**Dress**
Casual attire is appropriate for all meetings and tours. Don’t forget to bring apparel for the Strut Your Stuff: Cooperative Pride Luncheon. The outdoor temperature and meeting rooms may vary. We strongly recommend bringing a sweater or light jacket. The average temperatures for St. Thomas in October are in the mid to high 80’s F during the day and the mid to high 70’s in the evenings.
Tours

St. Johns Land Safari & Trunk Bay Beach Snorkeling Tour

*Wednesday, October 15, 8:00 a.m. – 4:00 p.m.*

You will enjoy a ferry to Cruz Bay, the main settlement in St. John. Once you arrive you will be escorted to an open air safari bus and take a 2 ½ hour tour of the national park system. You will have the opportunity to explore the Annaberg Sugar Mill Ruins as well as many other look outs and attractions. After the tour you will head to Trunk Bay where you will have approximately 2 hours at leisure to enjoy snorkeling, the white sand and blue water, grab lunch or just relax under a palm tree. You will also have a little shopping time at the Mongoose Junction before boarding the ferry back to St. Thomas.

[Please note, this tour includes roundtrip ferry from Frenchman’s Reef dock, snorkeling equipment and some light walking. Meals are not included. Don’t forget to bring your bathing suit and sun block.]

**Cost:** $125.00

(Note: A minimum of 20 attendees are needed to run this tour.)

St. Thomas Island Drive & Shopping Tour

*Wednesday, October 15, 9:00 a.m.*

This 2 ½ hour open air safari tour is an excellent way to get an overview of the entire island. You will visit the Estate St. Peter Greathouse & Botanical Gardens, the fabulous panoramas found at Drake’s Seat overlooking Magen’s Bay and will stop at Mountain Top for a banana daiquiri and shopping. After the tour you will head to Ft. Christian near Emancipation Park in Charlotte Amalie where you will be on your own to enjoy shopping or dine at one of the many restaurants in the historic district. While at the waterfront, check out the Native Arts & Crafts Cooperative and see the displays of over 150 artists. Once you have had enough shopping or exploring downtown Charlotte Amalie you can take the 10 minute ferry to return to Frenchman’s Reef.

[Please note, this tour includes tour, return ticket for the Frenchman’s Reef Ferry and some light walking. Meals are not included.]

**Cost:** $70.00

(Note: A minimum of 20 attendees are needed to run this tour.)

Catamaran Half Day Sail & Snorkeling Tour

*Wednesday, October 15, 12:30 p.m. – 4:00 p.m.*

This tour will give you a true taste of the Caribbean. On board the catamaran you will enjoy a relaxing sail along the coast of St. Thomas out to Buck Island Wildlife Refuge. Once anchored, you will have the opportunity to snorkel over some of the best reefs near St. Thomas. The underwater vegetation and the reef’s shelter have attracted the endangered green sea turtle to many of Buck Island’s coves. After in-water activities you can relax and soak up the sun or enjoy the shade while the crew pampers you with a light snack and beverages.

[Please note, this tour includes tour, snorkeling equipment and some light snacks. Don’t forget to bring your bathing suit and sun block.]

**Cost:** $105.00

(Note: A minimum of 20 attendees are needed to run this tour.)
Coral World Marine Park & Underwater Observatory Tour  
Saturday, October 18, 12:30 p.m. – 4:00 p.m.

Voted top attraction in the Virgin Islands. Get up close and personal with the beauty and magic of Caribbean marine life in a stunning setting while you enjoy a self-guided tour. View life on a coral reef from the unique Undersea Observatory. Pet a shark, hand feed a stingray or a rainbow lorikeet!

If you are interested you may choose to swim, touch, pet and play games with the sea lions, or climb into the shark shallow pool and observe sharks and other marine life up close or enjoy the Turtle Encounter. There is an additional cost to take advantage of these wonderful add-ons. You can either make reservations in advance or when you arrive at Coral World. Additional fees apply and are based upon availability.

[Please note, this tour includes roundtrip transportation, admission to Coral World and some light walking. Meals are not included.]

Cost: $65.00

(Note: A minimum of 20 attendees are needed to run this tour.)

Catamaran Half Day Sail & Snorkeling Tour  
Saturday, October 18, 12:30 p.m. – 4:00 p.m.

This tour will give you a true taste of the Caribbean. On board the catamaran you will enjoy a relaxing sail along the coast of St. Thomas out to Buck Island Wildlife Refuge. Once anchored, you will have the opportunity to snorkel over some of the best reefs near St. Thomas. The underwater vegetation and the reef’s shelter have attracted the endangered green sea turtle to many of Buck Island’s coves. After in-water activities you can relax and soak up the sun or enjoy the shade while the crew pampers you with a light snack and beverages.

[Please note, this tour includes tour, snorkeling equipment and some light snacks. Don’t forget to bring your bathing suit and sun block.]

Cost: $105.00

(Nota: A minimum of 20 attendees are needed to run this tour.)

St. Thomas Island Drive & Shopping Tour  
Saturday, October 18, 1:30 p.m.

This 2 ½ hour open air safari tour is an excellent way to get an overview of the entire island. You will visit the Estate St. Peter Greathouse & Botanical Gardens, the fabulous panoramas found at Drake’s Seat overlooking Magen’s Bay and will stop at Mountain Top for a banana daiquiri and shopping. After the tour you will head to Ft. Christian near Emancipation Park in Charlotte Amalie where you will be on your own to enjoy shopping or dine at one of the many restaurants in the historic district. While at the waterfront, check out the Native Arts & Crafts Cooperative and see the displays of over 150 artists. Once you have had enough shopping or exploring downtown Charlotte Amalie you can take the 10 minute ferry to return to Frenchman’s Reef.

[Please note, this tour includes tour, return ticket for the Frenchman’s Reef Ferry and some light walking. Meals are not included.]

Cost: $70.00

(Nota: A minimum of 20 attendees are needed to run this tour.)
Additional Things to Do While in St. Thomas, US Virgin Islands

• **Paradise Point Sky Ride:** Take a scenic tram to the top of Paradise Point where you enjoy spectacular views of downtown St. Thomas and the Caribbean. Once at the pinnacle you can enjoy shopping, dining, local drinks and more!

• **Magic Ice Gallery:** Explore the largest ice gallery showcasing the rich history of the Caribbean in intricate sculptures created from snow and ice. This sub-zero exhibit features sculptures of shipwrecks, lighthouses, animal life and even a giant ice bar. Warm coats, gloves and shoes are provided.

• **Zipline “Tree Limin Extreme”:** Experience the ACCT certified zipline course located in the lush tropical rain forest high up on St. Peter Mountain.

• **Golf:** Enjoy 18 holes of golf at Mahogany Run Golf Course, a par 70 course designed by George & Tom Fazio.

• **Sport Fishing:** St. Thomas is the Blue Marlin capitol of the world and known for the best offshore fishing. Fish for mahi, tuna, mackerel, barracuda and other large fish. You can even have the Marriott cook your fish for dinner.

• **Day Kayaking/Night Kayaking:** Enjoy kayaking in the calm cool waters around St. Thomas during the day or even enjoy Kayaking at night. The kayaks have custom LED lights that illuminate the water all around you... it’s your “window under the sea.”

• **Catamaran Sunset Sail:** One of the best ways to enjoy dinner in the Caribbean is out on the water! Sail around downtown St Thomas and enjoy the sunset while enjoying drinks and dinner.

• **Relax at one of the four swimming pools at the Hotel** – two featuring infinity edges and one with a swim up bar.

• **Indulge in relaxation at the Lazule Sea Spa** with a luxurious spa treatment either indoors or on the spa pool deck in a massage cabana.

• **British Virgin Islands:** Don’t forget your passports! The beautiful British Virgin Islands are extremely popular for day trips. Head out to Virgin Gorda to explore The Baths, Norman Island for snorkeling, and “Soggy Dollar” bar on Jost Van Dyke.

For more information on St. Thomas attractions, go to [http://www.visitusvi.com](http://www.visitusvi.com)