

Cowpet Bay West Condominium Association
2016 Board of Directors Meeting
April 10, 2017 (17:00 AST)

Call to Order

President, Nick Overmyer called the meeting to order at 5:02 PM.

Attendance

Present: Nick Overmyer, Bill Friend, Chris Crowe, John Kalb, James Hosie; Office: Holly Case;
Not in attendance: John Kalb, Bob Daleo; Owners: Doug Rebak

Approval of Minutes

Motion to approve meeting minutes made by Nick Overmyer. Board members second the motion to approve the minutes. All were in favor.

Manager's Report

Storage Areas – The clean-up of the storage units went well with limited hazardous materials found inside. Owner's that did have hazardous materials in their storage units were notified and told to remove them immediately.

The Board discussed whether the storage areas should be the owner's responsibility or be taken over by the Association. Because they are "Common Area" the Association can be liable for anything that may go wrong in the storage areas. It was decided that it would be best for the Association to take responsibility for on them. We will look into getting a few quotes on different storage unit ideas and will get few bids in on how much it would cost to redo them.

Electrical – We have been experiencing some electrical issues recently that have been affecting everything, from the security lights by the gate to the path lights. A lot of the old electrical wiring has caused many of the lights to short and burn out quickly. We will be repairing a few of the electrical boxes this year and will focus on replacing the rest next year.

Employee- Joey will be scheduling a knee surgery soon and will be out for a few months for recovery. We will bring someone in temporary to help cover his area during that time.

Water Meters- Water Meter replacements have been scheduled for May 8. We will be creating and sending out a tentative schedule to all owners notifying them when to expect the water for that building to be turned off while the meters are being replaced.

Termite Treatment – Two more buildings were completed for the termite treatment. There is one four-plex and the lower part of Leeward that still needs to be completed.

Treasurer's Report

James Hosie reported that the majority of the funds are in Merchant's bank with a balance of about \$316,000. First Bank is approximately \$3,000.00. Banco Popular total accounts were \$30,000. Total amount for all accounts is \$363,318. A total of 1 owner has a balance on their account totaling \$92,315.00.

Insurance-

Old Business

Cat Population – We have been successful with trapping and fixing several cats on the property recently, however, there were a few kittens born recently that will be caught and brought to the Humane Society once they are old enough to capture.

Trimming of Trees- Nick and Holly will do a walk around next week with the gardeners to point out some areas on the property that needs to be addressed and show a few ideas for the trees out by the entrance.

Seaweed Pile - This will be revisited another time.

Solar- Once the exact numbers for the Solar savings have been sent from Dale it will be sent to all members of the Board. It will also be sent out to the owners with an updated amount for the Solar Loan.

Locks- All access doors beneath the buildings have been locked since the last discussion. We will also be putting locks on the Lift Stations as well to insure their safety.

Rock Wall- Board discuss the pricing of the rock wall and what we have left to finish on the wall. Renold will do the finishing work on the wall along including the grout that will hold everything in place nicely.

Action Items

Quotes of storage units	Holly
Insurance Information	Holly
Solar Saving Break Down in May	Holly
Bank Loan Balance to owners in May	Holly
Locks on Lift Stations	Holly

New Business

Insurance -There will be a 30,000. savings with the new insurance policy we got this year. The Board discussed what would be the best option on where to put the savings. It was decided to be used to build the Association's Reserve.

May BOD Meeting

The next Board of Directors will be held on May 8, 2017, 17:00 AST

Adjourned at 5:58 PM