

Cowpet Bay West Condominium Association
2015 Board of Directors Meeting
April 13, 2015 (17:00 AST)

Call to Order

President, Nick Overmyer called the meeting to order at 5:04 PM

Attendance

Present: Nick Overmyer, James Hosie, John Kalb, Mike McGuire; Absent: George Blackhall, Bill Friend, Paul Goldberg

Office: Holly Case

Guests:

Approval of Minutes

A motion was made for the approval of March 06, 2015 Minutes made by Nick Overmyer. Board member second the motion to approve the minutes. All were in favor.

Manager's Report

Voltage Regulator: Holly purchased a voltage regulator 8 months ago for the generator. A fuel test was done if the regulator is compatible and worked well with the generator. It will help maintain the voltage (avoid fluctuations) while power is out and the property is on generator power. Frank from Frank's electric will perform the install. Holly indicated that it is not imperative to have it done now. We can wait until the beginning of hurricane season.

Generator Radiator: This item is on its way. Holly is deciding on whether or not to store it or install it right away. A crane may need to be used to install it. Holly said that it is cheaper to have it all done and installed instead of storing it and installing at a later time.

Pump: The property utilizes a pump that is submerged in salt water. Holly stated that these pumps generally need to be replaced every 2 to 3 years. We installed the spare pump and must need to have a back-up on hand. We can order a new back up but it takes two weeks to ship and the vendor is asking half payment up-front.

Columns: 4 of 6 columns were done. A concrete pump is to be utilized to pump the concrete down to the columns.

Staff Replacement: Chichi will be leaving. A replacement was hired under probation for 3 months subject to evaluation. The new employee will be starting next week.

Treasurer's Report

Treasurer, James Hosie reported the total current bank balances at \$278,714.07. Total amount due from owners in arrears was reported at \$50,162.14, with over \$44,000 of it being owed by one owner.

Expenses are being monitored closely with the solar and painting expenditures. The electrical meter replacement budget is pushed off until next year as well as some cistern work.

Committees

Insurance Committee

The property insurance policy will remain at \$2,000,000.00.

Energy Committee

The Board made motion all were in favor of applying for a loan to pay for the solar project through Carib Solar Tech. Holly will put the applications in and report status to the Board.

Old Business

Orbitel is still in the process of building their network on island and they will keep us updated on the progress.

Golf Cart is paid for and will be delivered.

Action Items

Staff Reminder for running plants and pumps	Holly
Find out a way avoid overflow (Ray Browne)	Holly
Closed - Put a statement together for the shut off valves	Holly
Closed - Put together a cash flow	James
Pending - CBW Common Area Solar Plan	Energy Committee
Pending - Gather information from Merchant's Bank	Holly
Pending - Gather information from First Bank about a loan	Holly

New Business

BYOSAFE - The board studied the services that BYOSafe provides.

Pest Control - Terminex was replaced with a new vendor.

May BOD Meeting

The next Board of Directors will be held on Monday, May 11, 2015, 17:00 AST

Adjourned at 6:04 PM