

Draft

**Cowpet Bay West Condominium Association
2020 Board of Directors Meeting
January 21 , 2020 (4:07 EST)**

Call to Order:

President, Nick Overmyer called the meeting to order at 5:07 PM AST.

Attendance:

Present: Nick Overmyer, Bill Leitch, Ehren Henderson, John Kalb (late), Chris Crow, Holly Weston

Approval of Minutes:

Meeting minutes were approved.

Manager's Report:

Water Leaks:

- 18 leaks since earthquakes

L-05:

- Has nothing under unit to run new pipes
- 7 day project with Albert
- 15 feet of tile to be jackhammered up to lay 2 pipes
- Should go to a higher schedule
- Start insurance claim: estimate to be 7-8K and 2k in tile work
- Outsource to new tile guy
- Tentatively starting this coming Monday

L-03:

- Split contract work

Water Test:

- Have past the last 2 test since the first failed water test
- New owner tested her unit and found small traces of pesticides
- Might need separate insurance on water tanks in case they were to fail
 - Holly looking into the insurance

Air Pollution Permit:

- Permit on hold because of the muffler for generator
- Potential Welders:
 - Carlos Welding
 - Lance
 - Custom Welding

Treasury Report:

Account Balances:

- Banco Operating roughly 11-12k
- Banco Special roughly 43-44k
- Merchant roughly 175k
- Holly having Amex statements be broken down into QB as old office manager lumped everything in WAPA so they will not show in actuals
- Holly working on cash receipts and new procedures will go into effect where cash is limited to things like beach cleanup or where money is saved by paying cash; will be even easier once Sherman can go on QB payroll
- Holly deciding on rote to take for new office manager position but would like to do what Andy does and have an accountant come in once per month to look over QB

Committee Report:

Insurance:

- PO sent but Roland caught wording in release and it's taking 4 days to fix one word.
- 3% discount
- Nick and Russel working on wind claim:
 - Roland won't be on wind claim
 - Could be Peter Mollano and has already denied it 18 months ago when Peter was with the North American division when Russel switched to North American of York which was a much more fluid and fast process.
- Express
 - Spots on roof; shouldn't be happening and are either dirt or mold but can be wiped off
 - Coating looks like it was rolled on and not sprayed and therefore retaining moisture
 - Should test the mold with tape sample and check with Benjie
 - Could be an environmental issue because rain run off goes into cisterns
 - Nick was on the phone with Ben on 1/21/20; drone footage of roofs and need by Friday
 - Nick to call Brian and have a conference call with board

Question: Who do we deal with and can we go back to Brian Schoalpack?

- Nick: Yes and get them to put warranty into writing.

Question: Nick: What do you guys want me to do; we voted to pay them with idea they would honor warranty

- Idea us to open an escrow account and put repair money in it with discount. Investigate the issue before releasing final payment.

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Old Business:

- Sand on beach

- Bill from Wyndham

Question: When Crhis had a conversation with Bruce was there any discussion about DPNR letting CBW dredge sand from the bay?

- It's a big no-no from beginning; can't touch natural bays and grass

- Annual Owners Meeting and Meet & Greet

- Every thing set

- Sing in Sheet for meeting

- 2 tickets per person for Meet & Greet

- Can bring wine and dished but no liquor

- Working on handouts to email instead of handing print outs at meeting

New Business:

- Holly to get list together of money spent for hurricane damages

- Should have another board meeting before Annual Meeting on January 30th at 4pm EST

- Board to get together the Friday before Annual Meeting; February 7th

- Security Guards:

- Let owners vote to keep or discontinue

- Put info in email so to vote on it at Annual Meeting

-Security Gate:

-Gate not opening properly

- Stops for a few seconds and then finishes opening

Action Items:

- Think over meeting topics (manager position, railings, surveys) so to discuss at next board meeting

Adjorn:

Meeting ended approximately 6:10 PM AST.

Next BOD meeting:

Will be determined at a later time.