

**Cowpet Bay West
Board of Directors Meeting
January 8, 2014**

Present: George Blackhall & Sharon Koehler
Phone Conference: Doug Rebak, Mike McGuire and Sarah Hrabina
Office: Holly Case and Rita Aguila
Guests: Judith Kromenhoek W-44 (Phone) and Lorice Fiala L-39

Approval of Minutes:

Approval of Minutes of December 4, 2013. A motion was made to approve the December 4, 2013 minutes with amendments. All were in favor.

Manager's Report

Fresh Water: R/O Plant is working correctly with newly installed membranes, belts and monitoring gauges. The new chlorine injection system is adjusted and now dispensing the correct levels of chlorine into the portable water system.

Generator: Waiting on the arrival of the new transformer and transformer switch, the delivery is expected within the next 2-3 weeks, at which time Frank's Electric is on call to install immediately. This will allow us to put the main generator back on line for emergency use, with a 30 minute delay. Once the generator switch gear/breakers are repaired, the generator will automatically come on as soon as WAPA fails.

Storage Lockers: Most of the lockers have been claimed or assigned. Towards the end of January or February the staff will begin repairing, painting and renumbering the storage lockers.

Porch Structure W-37: Will be repairing the cracks and placing monitor devices on two areas of the porch to measure movement. Staff will record bi-weekly.

Dogs on Property: There are two dogs, one owned by the owner of the house behind L-01 and a stray, who have been continuously visiting CBW, CBE and the Elysian with no supervision. These two dogs have killed over 10 cats between the properties, despite letters from CBW and the Humane Society and the frequent visits to the owner, she still allows her dog out without supervision. A police report has been filed, once CBW has a copy it will be given to the Humane Society and if the dogs return to the property unsupervised this will allow them to be removed from the home.

Treasurer's Report:

<u>Bank Balances</u>	December 4, 2013	
	General & Special	\$ 33,000.00
	Reserve	\$ 259,500.00

Sharon discussed current bank balances, owners' in arrears, and our Reserve Fund year-end balance. She also reported that the 2013 year end P&L. Budget vs Actual would be forwarded to all owners with the Annual Meeting ballot package. She will supply a cover letter.

Letter of Credit: The board is pursuing a letter of credit from Banco Popular to receive CBW's deposit back from WAPA .

Committees:

Alternative Energy Committee: Michael McGuire reported he and Anna were trying to set up a meeting with WAPA in February. Board also discussed ways to conserve current electric usage and LED lighting. Replacing just 10 regular light bulbs throughout your unit with LED bulbs would benefit the owner the same as if one solar panel was installed. The Association will look into buying bulbs in bulk and offering them for sale to our owners.

Nominating Committee: Doug Rebak reported all necessary paper work was ready to be sent to owners to meet the 30-day deadline for the ballots.

Insurance Committee: Doug predicted that the insurance figures should be the same as the previous year. The committee is running into a few problems with getting some bidders due to the outstanding lawsuits. The D/O will expire soon so the committee is working with Jose Figueroa to renew this.

Old Business:

Meet and Greet: Doug and Mike will handle beverages, ice and coolers for the Meet & Greet; Sharon and Sarah will handle plastic, paper products for both, as well as refreshments for Annual Meeting. Venue for the annual meeting is still undetermined.

Innovative: Once the new fiber optic cable is installed, scheduled for late January or early February, it will provide more reliable services and higher internet speed (1.5 Mbps to 5.0 Mbps).

December 4 Action Items:

- Find out what new services Innovative will be offering (Completed)
- Find out who owns what in the storage lockers (Completed)
- Find out quotes for renting a back-up generator (Completed)

New Business:

Meet and Greet: Thursday, February 6, 6:00pm, at the Yacht Club

Owner's Annual Meeting: Saturday, February 8, 9:00am, TBD.

February Meeting: Next Board meeting will be Wednesday, February 5 at 9am AST.

ACTION ITEMS

Determine the electricity charges used previously by owner	George/ Holly
Follow up with the Letter of Credit from Banco Popular	Holly
Meet with VI Bureau of Energy in February	Mike
Find out about new No Dog Signs	Holly
Inventory remainder items left from last year Annual Meeting (Paper Products)	Sharon
Verify WAPA deposit amount	Holly
Prices of security cameras	Doug

Executive Session:

Letters will be written in answer to owners regarding Steve Henry and to answer Mr. J. Gwozdzik's inquiry about the lawsuits.

Owner owing for electric usage will discuss settlement upon returning to CBW in mid January.

Board members will approach John Foster and Joel Kirschenbaum asking them to fill the two vacant Board seats at our February meeting. Vacancies will be filled at the annual meeting.

New lawsuit filed against the CBW Association by Lloyd's of London and calling for a Declaratory Judgment, has been accepted by our Mapfre carrier, even though the case has direct bearing on our two other lawsuits which date back several years to when Mapfre was not our carrier. They have appointed a local lawyer to represent our interests in this matter.