

Cowpet Bay West Condominium Association
2015 Board of Directors Meeting
July 20, 2015 (17:00 AST)

Call to Order

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

Attendance

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

Approval of Minutes

A motion was made for the approval of June 08, 2015 Minutes made by Nick Overmyer. Board member second the motion to approve the minutes. All were in favor.

Manager's Report

Water Basin: The water basin for the waste water treatment plant needs to be replaced. It is leaking water and no longer can be patched as the staff has been doing for the last several years. This crack is down into the ground. Holly has bid the project out before and the quotes range from \$26,000 to \$34,000 to completely replace. Holly was able to get the cost down to \$19,000 using a vendor that has worked with CBW before. A motion was made to proceed with the Water Basin project, all were in favor.

Columns: 2 buildings that were inspected were determined in bad condition. These concrete beams are 2 of the 3 horizontal cement beams on the property. The staff are monitoring the beams very closely but in the last month or two, it is starting to crumble and crack. Holly called Ray from Northside Builders to work with an engineer to determine how to proceed with the repairs. Northside Builders put in their quote. Holly is also waiting on another bid.

Water Leaks: There were 4 main water leaks (found due to the dry condition), there is also another one under the building so one fourth of the complex will have no water for a couple of hours tomorrow. The breakage usually occurs in the joints in the buried pipes. Holly raised a point about discussing this issue in detail in the long term planning committee meeting.

Tree Trimming: Hurricane Tree Trimming will start on August 8th. The start date was delayed because the truck's clutch went out and the truck was needed to remove debris.

Security: The person of interest was seen on the property on the 4th of July and again 2-4 days later. He still has the same MO, knocking on doors and having an explanation of why they are on property, "I thought this was CBE".

Generator: Frank was here last Friday to change some settings on the generator. He is also trying to get WAPA scheduled this week to come out to co-test the generator. He believes that

changing the setting would solve the problem of the generator not turning on or off on its own. Holly is going to send an email out to owner about intermittent power schedule due to the generator testing. The Association will keep all the receipts of services and purchases regarding the generator so ASCO can reimburse us as the generator is still under warranty. Bill has raised a question about getting spare fuses on the new switch. He believes it is critical to have that part on hand.

New Employee: We have a new employee on the property. Board suggested sending his picture to the owners so that they know who he is.

Treasurer's Report

James Hosie reported the total current bank balances at \$159,987.67. Total amount due from owners in arrears was reported at \$52,210.00 of it being owed by one owner.

Committees

Energy Committee

Merchant's bank will be in touch on July 28th with a response regarding the loan. No word yet from First Bank.

Old Business

Financial Review

A 6 month profit and loss report was sent to the board to review the expenses for the property. The Vehicle budget is over the budget because of unforeseen breakdown on the property vehicles and the purchase of a golf cart that was not budgeted for at the beginning of the year.

Bars

Holly had the work done on the worst bars in Windward. The worst conditioned bars were re-done (primed and painted) and re-installed after the painting was done.

Action Items

Get the model number of the switch to buy extra fuses	Holly
Remove plate from the generator to determine the Frame #	Holly/Mike
Pending - Switching Bank Accounts to Merchant	Holly
Closed - CBW Common Area Solar Plan	Energy Committee
Closed - Gather information from Merchant's Bank	Holly
Closed - Gather information from First Bank	Holly

New Business

Security Gate: An owner's visitor damaged the gate, an insurance claim was filed.

August BOD Meeting

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

Adjourned at 6:29 PM