

**Cowpet Bay West Condominium Association**  
**2016 Board of Directors Meeting**  
**April 11, 2016 (17:00 AST)**

**Call to Order**

President, Nick Overmyer called the meeting to order at 5:15 PM

**Attendance**

Present: Nick Overmyer, Bill Friend, Chris Crowe, , James Hosie, John Kalb; Office: Holly Case,  
Not Attending : Bob Daleo ,Chaunette Thomas  
Guests: Peggy Gregory, Steve Laccone, Doug Rebak

**Approval of Minutes**

A motion was made for the approval of April 11, 2016. Minutes made by Nick Overmyer. Board members second the motion to approve the minutes. All were in favor.

**Manager's Report**

Waste Water : Due to high capacity with owners/renters over the weekend for 1<sup>st</sup> time during the Regatta we had and over flow in the WWTP holding bend where all the initial sewage enters before going into the second bend for clarifying. Over capacity seemed to be the main issue and cause of the sludge in the grey water system. Since then it has stopped and being monitored/cleaned every day the sludge has cleared in the last week. In the future expanding the holding ben may be something to consider so it doesn't become an issue. We will schedule a day for two stations to be pumped and notice will be sent out to turn off grey water during that time. This will get the remainder sludge in the bottom of the cistern leftover from the incident.

Security: Several complaints were made regarding tardiness and not being at the security shack during dinner hours. The security company owner was texted or called every incident so he was aware of the number of times it was happening. Since then it's improved but still being monitored closely. During a meeting with Irvin it was expressed that if issues begin again a Board member will meet with them to determine whether or not we will keep their services.

Speed Bumps: Currently in the process of getting quotes to put in new speed bumps. Trying to replace all old ones with concrete speed bumps and add additional two at the entry of the gate.

Generator: Friday all fuel filters were cleaned and generator came on with the last outage with no problems. Though it came on we're still having power fluctuation issues. The Board voted on using a stateside company to replace the electronic panel on the generator and install a voltage regulator to prevent any further problems. A motion was made and the Board approved to have the work be done as soon as Bill can schedule it.

Generator monitor will also be considered being put into budget for next year which will allow Holly or Matuba to get alerts about the generator and will allow them to start or stop generator through email or smart phone.

Painting: Painting should commence in June due to the concrete project taking a bit longer than expected

### **Treasurer's Report**

James Hosie reported that the majority of the funds are in Merchant's bank with a balance of about \$185,494.00. First Bank is approximately \$3,000.00, Banco Popular Special is 75,096.00 and the Regular account is 13,927.00. Total amount for all accounts is 290,112.00. Total amount due from owners in arrears was reported at \$69,884.54 of it being owed by one owner.

### **Committee Report**

Energy Committee: Dale reported that trailer was unloaded and reloaded for delivery. He will be ready to come on Wednesday to work along with Frank to start installing the panels.

### **Old Business**

Cats being fed on property: Cat food cans were being left out to feed the cats which were causing a big mess on the property. It was determine that the owner of Easy Car Rentals was who was feeding them and a plea was made with him not to continue doing it. A newsletter will also be sent out notify the wonders not to condone feeding them anymore as well.

### **Action Items**

Pending – Research about replacement truck from contact in FL	Doug
Cats must be identified in order to be on property will be put in Newsletter	Holly
Copy of By-Laws be sent to all BOD members	Holly

### **New Business**

Cats on property: After some review on the rules about pets on the property, a caption will be put into the newsletter indicating that if all cats are not properly identified, an being kept up-to-date with shots a regular vet visit, that they will be considered feral and removed permanently from the property.

### **May BOD Meeting**

The next Board of Directors will be held on May 9, 2016, 17:00 AST

**Adjourned at 5:50 PM**