

**Cowpet Bay West Condominium Association
2014 Board of Directors Meeting
November 10, 2014 1700 (AST)**

President Nicholas Overmyer called the meeting to order

Roll call showed a quorum met with a majority of Board members in attendance:

Nicholas Overmyer James Hosie Sarah Hrabina

Telephonically: George Blackhall

Due to daylight savings time, additional members joined in telephonically at (1800 AST): Doug Rebak Mike McGuire Bill Friend

Staff in Attendance: Holly Case, General Manager

Approval of Minutes-

Minutes for the 10/15/14 Board Meeting were approved as written.

Manager's Report-

General Manager, Holly Case provided a detailed written report to the Board; highlights included:

Both sewer pumps went down requiring service from Ploy Carib. Major problem caused by rags flushed into the system. It was noted the newsletter should include owner awareness for proper disposal/maintenance and care of the community's sewer system. Holly also indicated future maintenance will include annual cleaning.

It was also reported the building inspections were done and there are currently 15 water leaks.

Treasurer's Report-

Treasurer, James Hosie reported the total current bank balances at \$146,198 up from the \$109,442 reported last month.

Total amount due from owners in arrears was reported at \$48,000.

A budget meeting has been scheduled for December 1st.

Committee Reports- none

Old Business/Action Items-

CBW Common Area Solar Plan- It was indicated this item needs to be included with the 2015 Budget Committee

General Manager Annual Review- The Executive Committee reported the review was completed and both a raise and year-end bonus was recommended and approved.

Workout Area- No additional action taken waiting to finalize a liability release form with Maria.

Cameras- Additional new cameras have been purchased and installed. No “new” security incidents were reported this month.

2015 Meet & Greet and Annual Owners’ Meeting- Discussion included an offer at the restaurant for the annual meeting. There would be no charge for the use but coffee and any food items would have to be purchased. Holly will work on getting a total price and report at the next meeting. Details for the use of the Yacht Club for the Meet and Greet are still being worked on.

Other action items reviewed, but no additional action taken.

New Business-

Cats- due to the time, discussion on this item, specifically the over-abundance of cats, was tabled until next month.

With no other business to come before the Board, the meeting was adjourned at 1910 (AST).

The next Board of Directors meeting will be **Mon.** Dec. 8, 2014 at 1700 (AST)/ 1400 EST.

ATTESTED:

I, Sarah J. Hrabina, Secretary for the Cowpet Bay West Condominium Association Board, certify that the minutes, as transcribed by myself, are true and correct to the best of my knowledge and belief.

Respectfully submitted,

Sarah J. Hrabina

Sarah J. Hrabina
Board Secretary

Transcription of minutes completed on 12/8/14
This meeting was recorded

Action Items:

CBW Common Area Solar Plan	Mike
Preliminary Budget	Holly/James
Long-Term Planning Committee meeting	Bill, Holly, George, Nick
Letter-of-Credit	James/ Holly
Radiator replacement costs (for generator)	Holly
Legal Counsel for foreclosure W27	Maria Hodge/Nick
Storage Units-viable plan to rent out	ALL
Letter of Violation W51	Holly
Annual Meeting location	Holly
Meet & Greet location	Holly
Cat Issue	George