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**Cowpet Bay West Condominium Association
2016 Board of Directors Meeting
June 12 , 2017 (17:00 AST)**

Call to Order

President, Nick Overmyer called the meeting to order at 5:02 PM.

Attendance

Present: Nick Overmyer, Bill Friend, John Kalb, Bob Daleo, James Hosie, Chris Crowe; Office: Holly Case

Approval of Minutes

Motion to approve meeting minutes made by Nick Overmyer. Board members second the motion to approve the minutes. All were in favor.

Manager's Report

Porch Light Standardization Issues - There are about 25 more porch lights to be changed to be completed. There were some issues we encountered with the new lights due to the Photo-Cells that a few owners had installed on the outside of their unit to allow the lights to turn off during the day. Apparently the new lights aren't functioning properly with the Photo-Cells installed causing the lights not to work. However, we purchased a few Night-Day bulbs that function properly with these new lights. We will test these out on the few other units that are currently not working to see if this will fix the problem all round.

Rock Work- All remaining rock has been moved out of the parking space and distributed to different areas throughout the property including the wall down by Windward 44 that needed to be repaired. Once we complete a few more of our outstanding projects, we will check back with the quarry for the correct color stone to finish out lining the walk ways.

Cracked Corner W43-44 - There is a cracked corner on Windward 43-44 building needing to be repaired. The Board discussed the options of having the work done in-house by Renold or outsourced to a vendor. Though it may cost less to have to work done in-house it was decided that due to the location and proximity to the beach and factoring in that it requires a permit to do the work that it would be out-sourced. The vendor will get all permits needed to complete the work before the work commences.

Board Voted to outsource the work to be done on the crack building: All were in favor.

Root Blockage- There were 3 water breaks, 2 gray water and 1 fresh water, within the last month caused by the roots growing into the pipes, causing the water to stop flowing, eventually shutting down the system. Unfortunately we don't know that its roots causing the blockage until the pipes are actually cut.

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The Board also discussed preventative maintenance that needs to be monitored so that the gray water system does not continue to produce dirty water or cause it to shut down.

Water Meters Replacements- All buildings are complete. Along with 102 new meters we also had shut off valves placed between each meter and each building to prevent the entire building being shut down in the event of a leak .

Hurricane Preparedness- New week we will start our Hurricane Shutter Inspections and July we'll start Hurricane Tree Trimming . The office will be putting together a schedule and sending it out in advance so that all owners have time to move their vehicles.

Columns/Cisterns- All column work has been completed. Thankfully, the work on the column was able to be done without having to shut down the booster pump that was connected to it. It was a difficult process by was able to be down and worked out perfect.

Three out of four cisterns have been cleaned and completed with just one remaining.

Generator- We had a glitch in the generator that caused an alarm to go off and not come on automatically. Initially we thought that it was a coolant hose that popped but actually was fault alarm for the switch float. The alarm was disconnected to allow it to come on automatically for the time being until the new one arrives. Jack is ordering all new hoses to be installed as well. We will also have Frank come out and service the Transfer switch.

Committee Reports:

Latest Solar Numbers

Production average of 350 kWh/ day between 02/25 and 03/28
with approximately \$3360.00 of power usage offset.

Production average of 342 kWh/ day between 03/29 and 05/02
with approximately \$3720.00 of power usage offset.

Treasurer's Report

James Hosie reported that the majority of the funds are in Merchant's bank with a balance of about \$316,000. First Bank is approximately \$3,000.00. Banco Popular total accounts were 43,000.00 Total amount for all accounts is about \$400,093. A total of 1 owner has a balance on their account totaling \$100,117.43.

Old Business

Storage Area Repair Cost- To be discussed at a later date.

Kayak Storage- To be discussed at a later date.

Action Items

Metal for around trees	Holly
Insurance Information	Completed
Solar Saving Break Down in May	Completed
Bank Loan Balance to owners in May	Completed

New Business

Railings and Stairs - Part of our Hurricane Inspections is to check the stair cases and railings . There have been a total of 8 railing/step repairs that have been done due to rotting of the wood on these structures and recently another unit (W-24) needed to have the steps replaced after it completed caved. The board will discuss a future project to have all railings and step replaced in a different material. In the mean while any unit needing to be repaired shall be done immediately to prevent liability.

Fresh Water for Toilets-

Holly will research all aspects of the possibility of changing the toilets over to fresh water; including: pumps size, cost, whether it could be metered.

July BOD Meeting

The next Board of Directors will be held on July 10, 2017, 17:00 AST

Adjourned at 6:03 PM