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**Cowpet Bay West Condominium Association
2015 Board of Directors Meeting
October 26, 2015 (17:00 AST)**

Call to Order

President, Nick Overmyer called the meeting to order at 5:09PM

Attendance

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

Approval of Minutes

A motion was made for the approval of September 21, 2015 Minutes made by Nick Overmyer. Board member second the motion to approve the minutes. All were in favor.

Manager's Report

Termite Barrier: Subtermite problems started to arise so Holly received quotes from three different vendors. Termite treatment was done about 5 years ago by Terminex but the treatment was only done on the outside of the building and not under the building. Holly shopped around and negotiated with Ocean Pest Control and they are willing to do for \$7.00 per liner feet, \$3.00 lower than the lowest price given by other two vendors. There were some concerns about the quality of the discounted quote but one of the board members vouched for the vendor. The first building to be done is W-45 through W-52 where the problems are occurring.

Roof Coating for Solar Project: Holly gathered information about coating the roofs before the Solar Panel Installation begins. Holly obtained quotes from two different vendors and the prices were reasonable with relation to what Cowpet Bay East paid to have their roofs coated. This will be completed right before the solar install.

Stone Wall: Holly proposed to order the flat and cornerstones both for Windward. This would be the approximate cost with labor and materials that was given by an owner. Whatever money is left over, it will be used to buy more flat stones for Leeward. Leeward wall will be completed next year.

Treasurer's Report

James Hosie reported that the majority of the funds are in Merchant's bank with a balance of about \$135,000.00, First Bank just about \$3,000.00. In Banco Popular we have about \$66,100.00. Total amount due from owners in arrears was reported at \$57,000.00 of it being owed by one owner.

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There were some discussion depositing money to the reserve account as well as insurance payment and locking in the Premium amount for 2016.

Committee Report

No Reports

Old Business

Regulator: The regular has not been installed due to the new technology and finding the appropriate vendor to perform the install.

WWTP : Several owners complained about dirty grey water. After inspection of the water plant it was discovered that one of the pipes was clogged. The pipe was cleared and it resolved the extra sludge in the grey water.

Letter of Credit: Have not received any updates on the WAPA letter of credit, Maria Hodge is currently working on it.

Health Insurance: Bill Friend is waiting to hear from his people. In the meantime, Nick has recommended for Holly to contact Kevin, who works for some insurance companies on island.

Action Items

Add termite treatment to Pest Control Budget	Holly and James
Talk to Jose and Doug about locking in the Insurance Premium 2016	Nick
Regulator Install 2016 - Bill's people	Bill
Email Kevin's info to Holly	Nick
Find out the cost to bring cable down to the property	Holly
Pending - Seek advice from Maria Hodge regarding Letter of Credit	George
Pending - Review Health insurance with contact person	Bill
Pending - Call Jacques Bryan/Antilles power about a the regulator install	Holly
Pending - Find a replacement for Paul Goldberg	Nick/Holly
Closed - CBW Common Area Plans	Energy Committee
Closed - Call Mr. Blake about the excess sludge in WWTP	Holly
Closed - Gather Bid Estimates for painting the roofs for Solar Project	Holly
Closed - Determine whether or not we can paint the roof in-house	Holly/Staff
Closed - Review Solar Contract	Board Members
Closed - Work on Budget next month	Holly/James
Closed - Send a calculate 1.5% increase in wages to the Board	Holly
Closed - Send Christine Sheehan's email to Nick	Holly

New Business

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Meet and Greet Date: The board agreed to hold the Meet and Greet at the Yacht Club and the Annual Meeting at the Elysian Patio. No change from last year.

Innovative Cabling: John Parr got in touch with Holly and informed her Innovative decided they will upgrade the cable lines. Although since the lines have to be pulled through the attic space they are asking that we pay for the extra work. Mr. Parr is supposed to be getting in touch once they are able to perform the work with the pricing. Initially, Innovative did not want to pay for those lines and owners had to seek out a vendor to re-wire their condo.

November BOD Meeting

The next Board of Directors will be held on Monday, November 16th, 2015, 17:00 AST

Adjourned at 6:15 PM