

**Cowpet Bay West Condominium Association
2018 Board of Directors Meeting
May 21, 2018 (17:05 AST)**

Call to Order:

President, Nick Overmyer called the meeting to order at 5:05 PM.

Attendance:

Present: Nick Overmyer, Bill Leitch, Bill Friend, Chris Crowe, Ehren Henderson, John Kalb, Holly Case, Doug Rebak, Bob Daleo

Approval of Minutes:

Motion to approve meeting minutes, second.

Manager's Report:

Roof Repair- Small crew will begin repairs on problem roofs (W- 1-8 & L- 1-4) until supplies arrive; When supplies arrive schedules will be made to alert owners for access to their units.

Question: Who has prioritized which roofs are to be repaired prior to an evaluation by Brian & Express? Roofs in general are a priority, however the roofs being done are the ones that are actively leaking. Roof repairs will be done by Brian, not an outside team.

-Only roofs will be repaired prior to the settlement because of the active leaks; 50% of the roofs are compromised.

Question: Who is responsible for removing solar panels? The insurance team is talking with the person who installed the solar panels, and are awaiting a quote to remove and reinstall, this will be covered under the insurance settlement.

Question: Why isn't express doing all the work? Express is working with the adjustor to finalize what is categorized as "Hurricane damage". All upgrades, including interior work, will be included in the \$5mil policy.

W-27- Major pipe bust in unit, causing extensive damage; 2 cisterns were drained. Currently the unit is unable to be rented because of the interior damage.

Suggested: Repairing interior damage and securing unit until the bank takes control of unit.

Electrical Box- Cannot change electrical box in W45-52 because the Flamboyant tree roots have grown into the conduit.

Solutions: Move transformers so you don't have to disturb the tree and roots;

-Move the tree and redo the conduit.

-There may be a way to cut the roots without damaging the tree, this will be researched.

Draft

-Single phase transformer and enclosures need to be ordered.

Insurance- The priority repairs need to be discussed and a work schedule needs to be sent out.

-Removal and replacement of the roofs needs to happen at the same time to avoid any further water damage

-Meeting has to be set up with Brian and the adjustor to discuss the report sent; all board members need a hard copy of the report

Express Report- Report was sent; Because of the size of the report it cannot be emailed, members will get it via FedEx.

Committee Reports:

Treasurer's Report

John Kalb reported that the combined total of all bank accounts is \$716,874.00

- \$950,000.00 was received and placed in the First bank account; \$500,000 was used to pay for roof repairs and \$250,000 was used to reimburse Special account.
- \$335,000 in Banco Popular account; \$200,000 in First Bank account

Accounting: Question: Who are the current signers on all bank accounts? The steps being taken now to get signatories changed, will be taken for each bank account.

Old Business

No old business to discuss

New Business

Switchgear- P.R. ASCO team will work on the switchgear on the 29th and 30th.

- Currently we have 2 switch controls, need a decision on whether to keep the 2 or return one. (Decision will be made after speaking with ASCO team)
- Need to order new switchgear

Generator- Decision needs to be made whether or not to order the 60Kw generator

- Suggested: Get a used 500Kw generator

Adjourn:

Meeting ended approximately 6:19PM.