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**Cowpet Bay West Condominium Association
2018 Board of Directors Meeting
August 13, 2018 (17:02 AST)**

Call to Order:

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

Attendance:

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

Approval of Minutes:

Nick motioned to approve minutes, seconded by Bill Friend. Minutes approved.

Manager's Report:

Roof Repair: Due to complications roofs will be 4 days behind schedule.

- 1- 6 should be finished by Wednesday

Cistern: Last coating for cistern has been applied, should be finished by Wednesday.

Question: Are they finished pouring the concrete? Yes, 1 coat applied Friday, another coat will be applied today. It will dry and then get rid of the tank

Railings: Holly has put together a team of four to complete the railings. Starting tomorrow with the painting

- CBW team will work on the one's that need the concrete redone
- CBW team will do the seaside railing also

Switchgear: Team will be on island on the 15th, to switch out part

Seawall: Team will be working on the seawall for 3days. Accommodations have been made.

RO: RO engine is making a unexplainable noise, it is currently shut down. Poly Caribe came to access, but can't figure it out; Will have someone (Ray?) come at the end of the week to access.

- No need to buy any water at this time.
- **Suggestion:** Get in contact with Cyril Richardson at TGI

Two junctions under the road, starting Monday road by Windward has to be cut

- Losing grey and fresh water
- Need suggestions of a new irrigation team; line needs to be replaced

Electrical Panels: Panels are getting worst due to saltwater damage and age

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- Getting proposals: Leaning towards Frankie, he knows the buildings and has a big enough team to work quickly.

DMR: There is a problem with the new DMR online system, can't log-in. There is a hearing on Sept. 7th to dispute the "notice of non-receipt".

- Holly and Andy hired Kent, who worked for DMR and familiar with the system, to catch up the late DMR and to train them on the system
- **Question:** Who is DMR? Apart of DPNR, it is a report that has to be filled out every month on grey and fresh water.

Insurance: Last part of the Irma claim has been agreed upon, \$1.2mill

- 3payments will be made to collect the balance in \$500,000 increments each week.
- \$200,000 is due to Express, \$80,000 has been wired, waiting on the 1st Bank paperwork

-Express is still working on Maria and Flood claim, no new information has been sent, also waiting on the seawall report

- Anytime a quote is needed for damage due to hurricanes or flood the insurance covers the cost

-FYI: The company helping Lloyd's to separate the claims has hired Russell

Committee Reports:

Board Position:

Motion to appoint Bill Leitch as board secretary, motion seconded and approved.

Treasurer's Report

- Currently in the process of adding additional signers to 1st Bank account
Signers will be John Kalb (Treasurer), Nick Overmyer (President), Ehren Henderson (Vice President), Bill Leitch (Secretary)
-Suggestion: Once the signers are in place consider closing account and opening account with Merchant's for insurance

Motion to open new account with Merchant's for insurance fund; Motion seconded and approved

John Kalb reported that the combined total of all bank accounts is \$200,298

- \$4,700, Banco Popular regular account
- \$195,000, Banco Popular special account
- \$163,000, Merchant's - \$80,000 will be wired to Express bringing the total to \$85,000
- \$123,000, 1st Bank

Accounts are low due to several advances:

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- WAPA (\$85,000) and Insurance Premium (\$400,000) made a significant dent in accounts

SBA Loan: Currently being processed, few more documents needed will send in the morning

Old Business

Repairs: CBW will be doing interiors

- Dry wall, spalding and spot painting
- Holly will be doing unit by unit walk-through to access interiors.

Express will do the facia as they are doing the roofs

- Weekly updates will be given to show progress
- \$50,000 has been approved to be spent on facia
- Holly, remind Zack or Mark to get a metal bender

Solar Panels: Start the process of reattaching panels

- May have lost more panels than originally estimated
- 21 panels should be in storage, however some have been completely lost (just missing)
- Accurate number of remaining panels will be given this week.

Generator: There needs to be a discussion on the back-up generator

- Suggestion: Find a used generator that can power the property
- The hold up on purchasing an additional generator is having to spend another \$100,000 before the claims have been settled.
- **Question:** Is the radiator finished? No.
- **Question:** Did the Express guy (Brian) look at it? Was not aware that he was going to look into it, will have Zack look at it or recommend someone who works with metal

New Business:

CBW will do interior repair

- Will not do: Doors, A/C, or windows
- Some minor electrical work will be handled in house

The problem on the balconies with the drainage, is due to the ½" drain pipe having communication cables in them.

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- Suggestion: Have a floor drain placed.

Adjorn:

Meeting ended 5:45