

Cowpet Bay West Board Meeting, July 27, 2020, 1700 EST

In attendance: Nick Overmyer, Bill Leitch, Robert Daleo, Holly Weston, Jennifer Planeta, Ehren Henderson, Bill Friend

Meeting started at 5:02PM

Meeting Minutes: Motion to approve minutes from June 24, 2020. Approved by all.

Agenda:

WWTP System - Two main leaks, it is an old plant and we are not making enough grey water. We ordered new plungers. We need to put fresh water in them. We spent \$2700 on new plungers, seals etc. Ray will install the new plungers. He has used the company before. We were leaking oil and needed extra supplies. Holly did order additional extra plungers.

Security/Security Guard; Clickers issues: The clickers work sometimes and at other times do not work at all. Someone is coming out tomorrow again to work on it. Will have more information tomorrow. VIYA may be the problem. ADT goes on and off as well. We think it may be the VIYA line/issue. There are people on the property that have problems with VIYA. ADM will work on it. Holly will talk with Trevor to run a fiber line from ADM. We have been having problems consistently since storms. He will be here tomorrow.

Dump Truck. It was not programmed correctly, and needed another part. We got it back 2 weeks ago. Mechanics needs a special tool and should be out here to work on it. We have had a lot of seaweed and we are spending too much to have it removed by someone else. The sooner the truck is repaired the better.

Hurricane Preparedness Intensity has come down for the current storm. Owners will be directed to pull loose items in from porches. Something will go out in writing to the owners. Shutters are not mandatory most likely. Strong winds predicted.

Tree Trimming Contractor Miguel was going to work on getting his rented equipment. Equipment rental is \$500 There will be a trimming schedule put out tomorrow.

DPNR Violation : DPNR said we did not test water in April. We do not keep track of when they test. Tanji puts them out. They say we denied them twice, which is not true. They say we denied them because of COVID. They have always been allowed in Holly's place. We will put it on the calendar for the 25th to make sure it is done. It will be put on the website. Violation letter in 2 places. We will not be fined. It will say we did 11 tests instead of 12. Holly is fighting it. Tanji is in the office every day. One of their persons may have screwed up.

Committee Reports:

Treasurer's Report \$125,000

Assessment or raising the dues.

Insurance Committee:

Insurance Payments: Our insurance policy for this year we have paid \$ 90, we should have paid \$300 Lloyd just wants to stay in the picture. They work with people Nick will wire them \$50,000 from the Merchant Bank account. Banco does not have enough in it. We need to figure out how we are going to come up with the rest of the money. We have to figure out what we collect for OAM which has not gone up since 2013. All of our expenses have gone up. We keep hoping for insurance money to be paid to us. We strongly recommend to do an assessment and raising the dues.

"Everything has gone up. We are fooling ourselves for not raising dues and not meeting the monthly costs." The delinquencies of some owners do hurt, but we also need to raise the fees." We need to take care of insurance. They owe us money for the claims from 3 years ago.

Capital Improvement problems Electric needs to be done very soon. It is costing us money. People are complaining about things and Holly cannot do anything about them.

We need to increase fees enough to take care of the problems. Holly needs to tell us how much we need. Holly will call Chris Crowe to work on a range to increase the amount. Holly will put out a to do list that must be done right now. Insurance and Electrical issues need to be resolved right now.

We need to figure out if we need to litigate against the insurance company. We need an offer soon. If we can get 600,000 or 700,000 out of them we should wait. Meeting should be with Russell and Roland to give an answer this week. "Lloyd notorious for not paying claims. Do we have to sue them to get money?? Wait until the end of the week. Our claim was \$ 1.5 ish. The validity is all stuff from Maria, hard to prove that didn't happen as a result of Irma. If we get 70% we should take it. Absolutely. Not less than 60% Lets see what they offer.

What about people in arrears? We will put a lien on property owners in arrears. Will we turn off electricity? We need to put a message out that we are not going to put up with it. OK to turn the electric off if it is unoccupied. " They are using us as a bank."

Treasurer's Report: \$125.000

Banco Working \$4,725.19

Banco Special \$38,576.01

First Bank \$3,390.04

Merchant: \$87,871.95

Annas has paid up.

New Business:

A few people are not waiting for the 72 hour turnaround time between renters. There have been 2 complaints from 2 different people. Not sure of what the rules are. Should we put it in the news letter? It is not our problem/issue. Holly cannot monitor it but it is ok to put it in the newsletter. Remind them in the newsletter and advise them. Not Holly's problem. If you have any concerns to COVID requirements go to this website:

5:38pm Meeting ending

Executive Session 5.39PM Started

Banco Working Account - Add Tanji to the account. Sometimes things come up. Always have an office manager on a working account. Signing limit is \$1,000 Always has a low balance. This is not a big account. Average amount is 15,000. She is good. Motion to add Tanji. All in favor.

Fidelity Bond is enough to cover the balance.

Assessment to pay taxes for Ranald. Social Security and federal so we can pay a buffer for Sherman to pay him as a 1099. We pay half of his taxes.

Citizenship release forms are looked at to see if he has started the process before his parents passed away. Bill has been looking for him in the System with Plasketts Office. (Bill)

Sherman Pay: Approximately \$5000 a year in taxes divided by 12 months.

Nick made a motion to increase Sherman's pay. Bill seconded it All in favor.

L3/L4 Leak between the units.

Anna's response

Contractors fixed leaks. Tile was put over on the porch, on the ocean side porch there is a drain. There were two holes in the porch and there was damage down below. The unit changed hands, the previous owner put in the drain. She could pay someone after hours to fix it for \$200 and it would be over. She bought the condo with these problems. The condos are old. Water is still going to go down the drain and cause damage below. She was told by her friend what to do. She had Sibley do other things. Ann is living above someone that is sensitive to those things. (putting it mildly). Problems with her are not going away. We are stuck in the middle. It is frustrating and not an issue for the association. They need to work it out. Her being an attorney is shocking. We still do not have a key to her unit. It doesn't say anywhere that it is required for the office to have a key. It is in the rules and regulations. It puts us in a weird spot because we do not have a key. She looks at us as an adversary and makes demands. If we have a hurricane or any emergency and we do not have a key and she is not here and it causes people time and energy because we do not have a key. Contractors wait for her because we do not have a key. She asks for repairs and is not around. She does not feel comfortable because she is an attorney and keys have been stolen out of the office. If we do not have it in the bylaws that we need a key. We need to get into her unit if there is an emergency. Have her sign something that states she is liable for damages if we cannot get into her unit after a storm. Have her accept the liability. We need to do insurance inspection. She couldn't get here after the hurricanes, she was with her parents. Water penetrated in her unit and downstairs. Water penetrated after the storms. We have to let her know that she is going to get a huge bill from us if it happens again. She needs to sign a

release. If she is going to be financially responsible, get a certificate of insurance from her. We can exercise our own insurance for water damage.

Ask Jose and get quotes. Jose quotes 100,000 liability for each unit. Sapphire includes coverage and if we had it it would save us time. We need something in case something happens to an individual unit to help fix it have a blanket policy for each unit. Each unit should have an HO6 policy.

Holly will get an immediate wish list.

Next Meeting for assessment: Hard numbers Chris reaching out to Jose.

Additional tank is needed for the wastewater plant and water connection water needs an extra bend repaired. The older needs to be done first. The cost to fix waste water is \$125 grand or \$80,000 to add an additional tank and add the other two tanks. There are pipes that need to be replaced. We need new pipes. We have the oldest RO plant on the island. We should be on the front end of these issues but are chasing them. For example when boxes are down. We need to get them fixed. We need to increase dues soon.

Owner loan appealing assessment down the road and insurance money.

August 10th next meeting at 5PM.