

**Cowpet Bay West**  
**Board of Directors Meeting**  
**February 7, 2011**

**Present:** Judi Kromenhoek, Ed Wardwell, Rosie Wells, Bob Cockayne, Barbara Walters, Greg Miller, Jon Cassady, Louanne Schechter  
Max Harcourt is currently hospitalized following emergency surgery.

**Minutes of January 11, 2011:** The minutes of the January Board of Directors meeting were unanimously approved.

**W-27:** Jon reported the seaside sliding doors to this unit are being pinched from spalling rebar. The Association will repair the doors. The Association will not be responsible for replacing tile. Tile is the responsibility of the owner.

**Treasurer Report:** Total cash accounts have a balance of \$549,400.18. The Reserve Account total is \$501,944.61 with the remainder in the Operating accounts. Louanne reported that the 2<sup>nd</sup> payment for the insurance was paid from the operating account.

**Proposed 2011 Budget:** The Directors unanimously approved of the proposed budget.

**Manager Report**

**Systems:** Filter changes for systems occurred as scheduled on the first Tuesday of the month.

**Security Lights Parking Lot:** All but 2 posts have been adjusted to the correct height. The remaining 2 require new poles/pad. These should be completed during the week, weather permitting.

**Street side porch lights:** The lights purchased have been installed. The dusk to dawn sensor requires some adjustment. Flickering off and on is a sign the adjustment isn't correct.

**Security Guard:** The guards have been punctual and professional and no complaints have been registered.

**Beach:** The appropriate permits were obtained and approximately 140 ton of sand was spread across the beach from West to East over the course of 1 day.

## **Old Business**

**Voting Procedure:** The Directors agreed that the voting should be kept confidential. Current Board members may check the ballots and votes; however, any Director disclosing any owners' vote will be removed from the Board. All Directors were in agreement.

**Procedure for Bylaw changes:** Proposals will be brought before the members at the annual meeting.

**Meet & Greet:** The Meet & Greet is scheduled for Roberts American Grill, Thursday, February 10<sup>th</sup>, 2011, from 5p-7p. Rosie invited the candidates. Rosie and Judi will obtain sodas, beer, and paper goods. The Directors were asked to get there early to help set-up and clean-up.

**Insurance:** Our agent has a conflict and can not attend the meeting. Bob has compiled a list of questions for the agent, Colin Probyn. Judi said Colin will have the answers before the Annual Meeting.

**March BOD:** No date was set.

**Adjournment:** There being no further business, the meeting was adjourned.

#### **ACTION ITEMS**

Report to BOD method used to repair W-27	Jon
Completion of new poles for Security Lights	Jon
Beer/Wine/Paper Products for Meet N Greet	Judi/Rosie
Handouts for Annual Owners Meeting	Louanne
Follow-up with Insurance Agent	Judi