

**Cowpet Bay West Condominium Association
2016 Board of Directors Meeting
July 11, 2016 (17:00 AST)**

Call to Order

President, Nick Overmyer called the meeting to order at 5:03 PM

Attendance

Present: Nick Overmyer, Bill Friend, Chris Crowe, James Hosie, John Kalb; Bob Daleo; Office: Holly Case

Not Attending:,Chaunette Thomas

Approval of Minutes

A motion was made for the approval of July 11, 2016. Minutes made by Nick Overmyer. Board members second the motion to approve the minutes. All were in favor.

Manager's Report

Electricity/Generator: The generator has been working really well and coming on automatically when the power goes out, with no issues yet. No extra fuel has been added to the generator, with the anticipation of having Jacques come out a test the fuel. Once determined that fuel is ok to mix with new fuel we will then add as necessary. There still is plenty fuel left in the tank left to run in case of any upcoming outages.

Painting: The last building was pressure washed this week with buildings 1-20 complete. Buildings 39-44 balcony painting is commencing this week and should continue at this pace until it's complete. We had some minor issues with painting but were resolved quickly as soon as we were notified of them.

Tree Trimming- Hurricane tree trimming is almost complete with a remaining 3-4 trees to be done. Tree trimming is a little over on budget with the removal of several of the larger Flamboyant tress, as a precautionary measure, for safety issues. Jose informed us that the insurance will cover the expense for the \$400.00 Flamboyant tree removal.

Car Damages: Carolyn Wardwell vehicle should be completely ready by the end of the week and is happy to getting her car back. We are waiting on the final invoice for the tree removal to submit with the insurance claim to Jose.

Treasurer's Report

Holly Case reported that the majority of the funds are in Merchant's bank with a balance of about \$135,000. First Bank is approximately \$3,000.00, Banco Popular Special is about \$85,000 and the Regular account is 2500. Total amount for all accounts is \$149,760. \$75,000.000 was transferring from the Reserve to make the last insurance payment and should be put back by

the end of the August. A total of 5 owners have balances on their accounts and were all notified this week. They all promised to make payments by the end of the week.

Committee Report

Solar- Dale reported that all the panels were put up and look good . The last part of the installation is the 45Kw transformer. The concrete pad, for the placement of the transformer, should be completed between this week and next week. Once that is complete, DPNR is on call to come out a do the final inspection for that project.

Some concerns were brought about the concrete pad not being included in the pricing for the Solar installation project. The concrete pad is not just a regular slab of concrete, due to conduit wires needing to be placed in certain areas and should be completed by the team installing the transformer. Research will be done to see if it can be required to be done through this project rather that CBW being responsible for the job.

Frank is bidding for the replacement of the line that leads from the generator to the transformer. We will also have the line from the WAPA box to the transformer checked as well.

Old Business

Cats on property: Cat food cans were being left out to feed the cats which were causing a big mess on the property. It was determine that the owner of Easy Car Rentals was who was feeding them and a plea was made with him not to continue doing it. A newsletter will also be sent out notify the wonders not to condone feeding them anymore as well.

Action Items

A new truck	completed
Transformers tested	Holly
Concrete pad responsibility	Holly
Cost of account to stay opened	Holly

New Business

July BOD Meeting

The next Board of Directors will be held on August 8 , 2016, 17:00 AST

Adjourned at 5:36 PM