

**Cowpet Bay West Condominium Association
2018 Board of Directors Meeting
September 10, 2018 (17:01 AST)**

Call to Order:

President, Nick Overmyer called the meeting to order at 5:01 PM.

Attendance:

Present: Nick Overmyer, Bill Leitch, Bill Friend, Chris Crowe, Ehren Henderson, Holly Case

Brian's Update:

- Discovered there are problems on the seaside walls of the Windward buildings
- Several Leaks have been discovered.
 - Problem is hidden behind facia and gutter above balcony
 - Bond Beam is deteriorated due to storm winds, aging, and exposure to salt air and water
 - 70-80% if buildings are compromised due to rust exposure from rebar in bond beams
 - Concrete is crumbling and deteriorating
- Hurricane straps are not the issue, this is why it wasn't discovered sooner
 - Problem is in how the top plates are anchored to the bond beam
 - Derrick Humphrey, New Rome Construction, will summarize problem and email cost proposal repair and design to fix
 - Derrick will take a look at the bond beam prior to doing the proposal
 - Wall has to be shored up, wall on inside of unit, attach a form board on unit side interior; chip out old concrete rebar and replace with new concrete rebar horizontally and vertically through space and another form board on the exterior and drill holes through top plate and fill with concrete
 - This should be done by a professional and needs to be addressed ASAP

Question: Is it possible this exist on the Leeward buildings also? Possible but not evident, would have to remove gutters and facia to investigate. Exploratory work may cause more water damage in the units.

- It is an emergency because only approximately 30% of roofing project is completed with 7weeks to go for 100% completion. Any repair and added time to complete will create delays and increase cost.
- With added problem it may delay the project approximately a week and a half per unit.

Question: Can your (Brian) team do exploratory work on the Leeward buildings:

- Leeward buildings may not have the same damage due to spalding work that was done
- Problem may be more from rusted rebar and salted concrete than from wind damage
- Maybe able to be put on remaining claims due to the direction of wind gust.

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Suggested: Keep pushing for the SBA loan, it will help alleviate the added cost.

Approval of Minutes:

Motion to approve minutes, seconded. Minutes approved.

Manager's Report:

Roof Repair: Mostly covered in Brian's report

- Everything is on schedule, not many mistakes this week
- When doing the inside repairs, CBW team will check the rafters

Cistern: One crack is completely repaired.

- Second crack cannot be bypassed; may have to do scheduled water usage because the water may have to be turned off while fixing.
- Ray will bring up plans on how to address water usage during repair

Gate: Only one card reader is working; remotes are on order

Railings: The team working on the railings are moving slowly, however a bigger team will be coming to help the process along.

Generator: Part is here, Bill Friend is working with Alexis to come to install; awaiting instructions on the switch

- Shrud: Will find someone who has done aluminum work

Seawall: Report is being generated, may take 2-3 weeks; will turn in flood claim after the report is received.

RO: Engine will be on island by next week; the price quoted includes everything (shipping and delivery)

Question: Is it going to be difficult to retrofit? No, the team has done it before.

Question: With the cost of retrofit, maybe another RO plant is needed. No getting another RO would be too expensive, this was the most cost-efficient.

- According to the report only the motor needed to change

Question: Is the motor waterproof? I don't know

- Due to salt air and proximity to ocean CBW should pay difference and get moisture rated motor. The plant is thoroughly secured, no moisture gets in room. Nothing is rusted and everything is still working fine

Question: Will that be here soon? Yes and they will deliver and install it.

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2 Main Water Junctions: Can't repair as yet, they are leaking gray water. Can't get anyone for another 2 weeks due to demand

- Road has to be cut up but roof construction crew is using the area to store supplies and bins
- Need 2 people to do it at the same time

Electric Bills: 3 units had ridiculous bills (L9, W2, and W12)

- Solution: Split bill in half to rectify issue
- Checked meter nothing was wrong
- Proposals are being prepared to change boxes; all breakers are going bad and need to be changed out also

Committee Reports:

Treasurer's Report

- Will not give a total due to accountant having the QB locked into the accountant's copy; Because QB hasn't been updated the accounts have not been reconciled and totals are not accurate.
- Awaiting the Merchant's Bank documents to allow office online access to the account

Insurance: The balance of the \$2.5 million has been approved, awaiting final balance

- Adjuster has arrived on island and will continue the Maria report
- Cannot do the Flood Claim until the seawall report is received

- HO6 Policy: Creating master policy to keep cost down; Liability \$100,000, Medical \$500,000

Old Business

SBA Loan: Bill Leitch has reached out to Sen. Plaskett to expedite the loan process

- Estimated between \$6-7million
- Questions: Can we do a line of credit?
- There needs to be point of contact from the board

Back-Up Generator: Suggested getting another 500K generator

- There are generators available between \$40-70,000
- With \$1.6million still owed for the roofs, it may not be feasible to purchase a generator now
 - As soon as there's more information about SBA Loan and remaining insurance a second generator will be bought

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Adjorn:

Meeting ended at 6:00

October BOD Meeting

The next Board of Directors meeting to be held on the second Monday of October.