

Cowpet Bay West Condominium Association
2016 Board of Directors Meeting
June 20, 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; Office: Holly Case

Not Attending: Bob Daleo ,Chaunette Thomas

Approval of Minutes

A motion was made for the approval of June 20, 2016. Minutes made by Nick Overmyer. Board members second the motion to approve the minutes. All were in favor.

Manager's Report

Waste Water: Over the last couple of weeks we had some issues with the grey water running out and after some investigating we found that the fresh water cistern had a leak. This cistern provides fresh water when there is not enough grey water produced. It had to be pulled offline and repaired. The repair was completed and grey water is back up a running.

Cisterns: 5 cisterns we emptied cleaned and ready to go and the other 3 cisterns will be done next year and put into next year's budget to complete.

Generator: The generator's control panel was replaced. The generator comes on every time the when WAPA power is interrupted. There is still a slight power surge occurring while on generator power so we will be emptying the fuel, polishing, testing it and seeing if that will help the surging.

There are other reason could be the taps that are located on each transformer, on several of the generator's transformers, could be bad and adding to the problem as well. Holly will look into getting them tested.

Painting: Leeward's painting couldn't be done as a whole due to a boom truck being needed for the sea-side painting/pressure washing. The back sides of the porches are on schedule while the sea-side painting is ahead of schedule due to the accommodation of the rental of the boom truck is moving ahead of schedule. We had some minor issues with our painting crew but were resolved quickly and had no issues with larger professional painting team.

Tree Trimming- Hurricane tree trimming large trees are completed. They guys took a break from the smaller tree trimming to work on their sections and will continue in Windward the following week.

Car Damages: A Flamboyant tree roots broke and fell over causing damage to two owners vehicles. An estimate was sent to Jose at Specialty Brooker for repairs and waiting to see what the insurance deductible is. We are also seeking out the option to see if the auto insurance would cover the damages rather than paying a bid deductible through the insurance but are still waiting for an answer from Jose'.

We are having Miguel come in to work on the tree next to it to prevent another accident of the same caliber or worse since the tree looks weak as well.

Two vehicles were also broken into that same night with nothing being taken but definitely disrupted. A police report was filed for the incident and we will put something in the newsletter reminding owners to lock their doors.

Treasurer's Report

James Hosie reported that the majority of the funds are in Merchant's bank with a balance of about \$185,494.00. First Bank is approximately \$3,000.00, Banco Popular Special is 75,096.00 and the Regular account is 13,927.00. Total amount for all accounts is 290,112.00. Total amount due from owners in arrears was reported at \$80,682.49 with the majority being from one owner.

Committee Report

Energy Committee: Dale reported that trailer was unloaded and reloaded for delivery. He will be ready to come on Wednesday to work along with Frank to start installing the panels.

Old Business

Cats being fed 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	Holly
Transformers tested	Holly

New Business

July BOD Meeting

The next Board of Directors will be held on July 11, 2016, 17:00 AST

Adjourned at 6:32 PM