

Draft

**Cowpet Bay West Condominium Association
2015 Board of Directors Meeting
December 15, 2015 (17:00 AST)**

Call to Order

President, Nick Overmyer called the meeting to order at 5:11PM

Attendance

Present: Nick Overmyer, George Blackhall, Bill Friend, Chaunette Thomas, John Kalb; Absent: Mike McGuire, James Hosie,
Office: Holly Case

Approval of Minutes

A motion was made for the approval of November 23, 2015 Minutes made by Bill Friend. Board member seconded the motion to approve the minutes, all were in favor.

Manager's Report

Mailboxes: USPS is going to provide the property with Package Mail boxes. The Association needs to provide a concrete pad for it. USPS suggested that we put a roof on top of it as well.

Roof Bids: Holly have gathered 3 roof bids. This is regarding the re-painting of the Leeward Roofs before the solar panels get installed. A licensed contractor was selected and Holly was able to negotiate a lower price to do this project.

Innovative Cable Lines: Holly has spoken to John Parr who is the Innovative contractor to upgrade the phone lines. Andy from Cowpet Bay East said that he had a lot of issues but it was worth it in the end. Holly stated that some of the cost will be covered by Innovative and that the Association will be responsible for some of the cost.

Treasurer's Report

Holly reported that the majority of the funds are in Merchant's bank with a balance of about \$135,000.00, First Bank just about \$3,000.00. In Banco Popular we have about \$100,000.00. Total amount due from owners in arrears was reported at \$61,361.00 of it being owed by one owner.

Nick and James signed the bank document to close the loan with Merchant's bank last week. Nick had Maria Hodge review the solar contract. She found a clause that needs to be re-worded. The Association will only be paying interest until June.

Committee Report

Nominating Committee: Doug is compiling the Nomination Package for 2016. There are 4 candidate vying for a seat in the Board of Directors. The Nominating package to be distributed to the owners have to be sent 30 day prior to the Annual Meeting as directed in the by-laws.

Old Business

Meet and Greet: The Meet and Greet will be held at the CBW Lawn. Holly will rent a tent or buy one, whichever is cheaper.

Trash: Holly has compiled the responses of owners. She is willing to build a place for a receptacle. George suggested that a pick-up service will be a good idea on a trial basis.

Action Items

Get the License and permit of Roof Contractor	Holly
Find out information if Evo Upgrade affect owners with regular phone	Holly
Pending - Research about a replacement truck from contact in Florida	Doug
Pending - Email Kevin's info to Holly	Nick
Pending - Seek advice from Maria Hodge regarding Letter of Credit	George
Pending - Review Health insurance with contact person	Bill
Pending - Call Jacques Bryan/Antilles power about a the regulator install	Holly
Pending - Find out the cost to bring cable down to the property	Holly
Closed - Owners comment on Trash Removal in December Newsletter	Holly
Closed- Work with James on the budget (first week of December)	Holly

New Business

Bonus: A motion was made to approve the staff bonuses. All but one were in favor. Bonuses were approved.

Ramp: An owner requested to build a ramp, the board discussed and approved the work.

Tree Removal: An owner requested a tree to be removed due to the insects

January BOD Meeting

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

Adjourned at 6:15 PM