

Cowpet Bay West Condominium Association
Board Meeting

May 24, 2022 6:30PM

In attendance: Michael Harrell, Alan Gordon, Judi Kromenhoek, Larissa Staszkiw, Jennifer Planeta

Purpose of the meeting is to discuss spalling issues we are having. It is the #1 issue and we need to figure out how to proceed and discuss possibilities to have the work done.

Matt Willey: We started with L 29. There was significant damage underneath the sliding doors needing extra rebar, ¾ inch piece of rebar deteriorated. Udo P (our engineer) gave his opinion and told us what to chip. L 20 seems to be more extensive in square foot damage, however the re-bar has not deteriorated. Udo inspected it and believes it was not worse. Dealing with it now. It is a lot of work to chip out underneath the bars.

How could the association be responsible for sliding glass doors that are 20 years old? Sliders are old.

We are not currently responsible

JPK estimate is not a true estimate. It will be more like 400,000.

Carl G. will not replace old doors.

Slider issues: What should be done going forward? Owners previously told that they were the owners responsibility.

What units need repair and which do not?

Alan spoke to Theo today regarding the audit and the depreciation of the property. He is waiting on how to handle the depreciation of the property.

Trash containers: We are in compliance now. The containers are full in the morning. They are being emptied in the morning and later in the afternoon. So far, so good. It is an added job, taking time away from the landscapers. Need two guys to lift containers. We are going to the dump anyway. We are spending 3 hours a day. The containers are not intrusive. We will eventually make an area for the containers. Currently they do not look bad.

Some people are pushing back on the \$40/month fee. Should we hire one more employee to work on trash issues and then on other issues on the property? We need another person even if it's only for 3 months. We are behind, and need more help. We need to spend money now to catch up on repairs. Spalling, generator, RO machine, etc.

MH We need to get Matt more help to get up to a smooth running place.

If we have JPK do the work, they are going to want to do it all at once. How are we going to convince owners to let us do it? Figure out what units need to be done to move forward.

Matt wants to visit each unit for hurricane preparation so we know which units need to be done. So we have real numbers. There may be some owners that want them done. Hollow test in units, if it sounds hollow, it may have spalling issues underneath. Before owners would band aid over the issue, with sealing etc.

Matt hurricane inspections will give us the units that need attention. Get a firm estimate with exact numbers and will know which and how many units need to be done. Also with the inspection, figure out which units are critical to fix.

We pay what it will cost the association to fix the unit. Matt will figure out what Chris' unit cost to fix. We can do it cheaper, but it will take longer.

If we decide to go to JPK, we need to get a firm estimate of what it costs. See if JPK will do 4 or 5 units to see what it will actually cost. We could then inspect his work that is done and see what the actual cost would be.

We are using Udo to make sure we are doing the work correctly.

See which units are most in need and see how to progress. Prioritize.

No owner wants us to disrupt their rental income to have spalling work done.

We used to have a driveway near the WWTP. We are having an extensive survey done. A house has been built on our property. We pay taxes on our property. It will solve some of our parking issues or place a dumpster there. We need to figure out how to get the property back. He went on our fence line, his shed and part of his house is on our property. Need to have permanent markers from our surveyor.