

Cowpet Bay West Board Meeting

August 17, 2020, 1700 (AST) 1700 (EST):

In attendance: Nick Overmyer, Bill Leitch, Robert Daleo, Bill Friend, Ehren Henderson, Christopher Crowe, Jennifer Planeta, Holly Weston,

Call to order: 5:01 EST

Meeting Minutes: Motion to approve the minutes from July, 27, 2020 by Bob Daleo seconded by Chris Crowe. Approved by all.

WWTP System (3rd lift station)

2 weeks ago water started leaking to the yacht club, work was done to dig out the basin to the lift station. The crack was very big, they dug a hole and put in a sub pump. DPNR said if no more water goes into the ocean, it should be ok. Hopefully! In order to do the work we needed to shut the water off in Windward Buildings 1 -18. We have to pay cleaning fees when relocating owners to stay in other units, for the ones we could not do anything about. We have pipes coming into the basin etc., it has slowed work down so we are looking at 4 solid days of work. Everyone is prepared. Had to move a few people. \$10,000 to take away the sewage. It is a \$30,000 - \$40,000 project.

Is everyone limiting water usage? Hopefully. Sent out two written notices to the owners. We have an overflow. Can we control the grey water and turn the pumps off? Holly, "Let's see how it is tomorrow morning. The 1st 24 hours is a test. We are in 1st 24 hours still. We have a pump out truck all week in case we need it. There was a lot of pumping out today. They are supposed to come at 7am daily. Ray from Policarib is working independently with Shermam on the project. He is independently working on it. Consulted with Richie. Policarib is not involved. Bill suggested turning off grey water if it gets bad. A bucket uses less water than a flush. The work is mostly excavation and concrete work. There is a crack along the basin from one end to the other. There is a lot of pressure there when the basin is full. May need to bring up the footing to bond it correctly.

-Dump Truck Repaired finally

Hurricane Preparedness:

Tree trimming contractor - It did not go as smoothly as anticipated. We will not rent the boon truck again. Miguel did the tree trimming and it is taking longer than expected. There was an issue with their equipment. It will be finished after a few days this week and hopefully this weekend.

Treasurer's Report:

- Insurance Payments
- Assessment and Owner dues increase (see attached)

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|---------------|-------------|
| Banco Working | \$10,123.57 |
| Banco Special | \$46,768.71 |
| First Bank | \$ 3,391.04 |
| Merchant | \$7,811.95 |

We are proposing a 1 time assessment of \$2500 to the owners. In addition to the increase of 20 percent in the OAM increase.

Motion to change the OAM fee and to the special assessment to \$255 Bob Daleo made the motion to approve Bill Friend seconded. Everyone agreed.

Committee Reports;

Insurance Committee: Nick," Roland heard they are going to submit an offer. They did not deny the claim and we will receive the offer soon." They are trying to negotiate so we can not take them to court. Time frame has expired and only renewed it once. Offer states that we are still trying to work together on the claim. Jose says with the new insurance policy that we will not accept Roland as an adjuster.

Who will draft a letter to state the increase? To be included in the letter OAM fees show that the other condo associations have higher fees and due to external circumstances our costs have gone up. Include in the letter what we have done since the hurricanes? Last time the dues were raised is 2013 is a compelling enough argument. Bob will write the letter. All neighboring condos have increased fees. Throw the insurance company under the bus

because claims have not been paid. Let's start the increase in October. Start the dues Sept 1st and Assessment October 1st. Bob will write the letter and Chris Crowe will get him some of the facts for the letter to increase the dues and assessment information.

Black roof issues. Holly was on the roof last week with Mutuba. The roof grabs/holds onto dirt. Mutuba suggested super power washing and put a top coat on the roofs to clean it up. It is not mold, they did a mold test.

Acrylic top coat wears off like the bottom of a boat. Silicon does not do that. What is the cost analysis to power wash it twice a year?? Much better to power wash twice a year. Should we buy a power washer and do it ourselves rather than rent one?

Some of the rain gutters had issues with the last tropical storm. Some gutters are not screwed on correctly. Holly will have the roofers look at the gutters and get them repaired. If we have to outsource the work then charge the cost of the work back to the roofing company.

#3 Dog poop issue. Gita has discussed it with Bill L. The owner in #3 Leeward is not cleaning up after her dog.

Chris will ask Attorney Hodge if we can state that owners have to pick up after their dog and, if the dog hurts anyone we need to have a liability agreement so we are not responsible for it. Let's ask the attorney and then write a letter. Chris will ask if there is a boilerplate release. They have to follow the rules and clean up after their dog. The Association is not responsible for dog issues. Service dog issues.

Generator has been looked at and the voltage was tested. Technical questions regarding the voltage regulator on the generator. Talk to Tradewinds and ask questions regarding a proper voltage regulator to see if it is adjusted properly. Frank, said the influx in the power grid is smaller and it does not flatten out. It should not flicker with the load that is on it. Bill Friend will get the model and serial number and talk to Tradewinds to figure it out. Who is qualified on the island to check on it? Bill Friend will ask to find out who is qualified to check on adjustments. The surging voltage could fry appliances Transformer puts out 480 volts and transforms the 480 to match WAPA at 138. We never tested voltage coming out of the generator. We can't see the voltmeter if it fluctuates. We do not think it is the transformers throughout the facility.

Meeting ended at 5 50pm

Executive Session:

Driscoll's Renovation Package Windward #46

Holly will get the license and information on the Contractor. Do we need to do anything regarding rebar issues? Find out if it will go down to the rebar

License and insurance info. Chris Crow and Bill Leitch 2nded it. All in favor

Owners in Leeward are complaining about dog residue from #3 Leeward. It is all around the upper area.

Is #3 a registered dog? Yes, #3Leeward has a registered dog. The owner is not cleaning up after the dog.

Could we pass a rule if you have a dog and don't pick up after it, it is a \$50 fine, then an additional \$100 then \$150? Put the onus on the owner. If we have the authority? Chris will ask the attorney tonight. We can approve it off line so we do not have to wait for the next board meeting to approve the fines and she will receive the letter soon. .

Closed at 5 56pm