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**Cowpet Bay West Condominium Association
2018 Board of Directors Meeting
June 25, 2018 (17:15 AST)**

Call to Order:

Chairperson, _____ called the meeting to order at 5:15 PM.

Attendance:

Present: Nick Overmyer (President), Ehren Henderson (Vice-President), Bill Leitch (Secretary), John Kalb (Treasurer), Bill Friend (Member-at-Large), Chris Crowe (Member-at-Large), Bob Daleo (Member-at-Large), Holly Case (CBW Manager), Doug Rebak (Insurance Chairperson)

Approval of Minutes:

Motion to approve meeting minutes, upon correction of appointment of secretary, proposed.
Motion seconded and approved.

Manager's Report:

Roof Repair- 8 minor leaks, due to torrential rains, all repaired in house; Owners were aware of the leaks and the repairs.

Paiewonsky- Work started, and condo cleaned up. Awaiting supplies, once the supplies arrive on island a schedule will be sent out starting with Leeward 1-6.

Cowpet Bay West team will do minor repairs after the roofs have been repaired; Such things as Electric, Doors and A/C will be contracted out.

W-45-52- Box completed, transformer needs to be moved, awaiting quote to complete work

-Bill Friend Report: High voltage line has part of conduit missing; Primary line has several splice boxes and are very corroded

- Secondary line is gone, and wires are wrapped with electrical tape
- Quote is to replace approximately 100-200ft of high power cable and conduit from splice boxes to transformer

Awaiting Frank's quote, has a big team and can do the work simultaneously.

If Frank doesn't respond, may subcontract through Express

If needed two separate teams can be contracted

Question: Will we be replacing the underground cable only, or will the meter boxes and everything else be replaced also? Meter boxes have to be ordered and take time to get on island, all of them will be ordered and replaced after the line is replaced.

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Question: Contact Russell about placing subterrain lines on the flood claim? Holly will contact.

Question: Are you starting with Leeward 1-6? Yes, they have the most problems.

Question: Should fascia be included with roof quote? If it's not included it has to be added, a special machine has to be brought in.

- Additional crack in WWTP basin; Poly Caribe is making estimate and plan
- DPNR inspection went well, awaiting follow-up letter
 - Allotting 90days for extra blower; Suggested to have WWTP working and back- up generator
 - DMR's due at the end of the week

Gate: Awaiting VIYA to run tap; Have been getting the run around and being told the supervisor needs to be present.

Question: Should _____ call Britton to install an antenna while we wait for VIYA?
Agreed, as long as it can handle long distance numbers.

Front Entrance Sign: Should be ready mid-July

Lights: Company has discontinued lights; 12 have been ordered for the 6 poles being repaired.

Question: Should the lights be ordered in bulk since they are discontinued or go to a different manufacturer? New manufactures may not fit the fixtures, Holly will research

Motion made to order additional lights, seconded. Motion approved.

Seaweed: CBW team has been working diligently to clean up the seaweed, as posted in the Friday update

Hurricane Inspections: Completed

Tree Trimming: Almost done, delayed due to the weather. 2 trees have to be removed.

Insurance- Quotes being received and reviewed by Russell.

Question: Can we repair and replace problem A/C units, before the quotes are approved? There is no objection to replace problem units.

Question: Quote received for the repair of the Ballensweig door, was rejected due to high price. What are the next steps? Another estimate needs to be supplied.

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Express: Russell is awaiting to hear from the insurance; Anticipate 3.5million to be approved, this does not include flood claim. Should have a better estimate at the end of the week. Seawall quote not approved, getting a second opinion; Need to get updated pictures.

Generator: Getting the 60K generator was voted down because it would be too costly in the long run. Getting a full size generator is still being debated, tree needs to be cut for additional room.

Question: Is there a way to test generator output? A digital recorder can be used, will ask PR team. Holly will research testing while on load.

Suggestion: Get a drone to take pictures of current damage/repairs, in the event another disaster happens and another claim has to be put in.

Committee Reports:

Treasurer's Report

John Kalb reported that the combined total of all bank accounts is \$709,175, \$5,000 less than May

- Accountant working to clean up books.
- **Question:** Should John Kalb remain treasurer, or have someone on island appointed, because he will no long be an on island resident? Kalb can remain treasurer as did the previous treasurer who lived off island.
- **Nick Overmyer:** Motion proposed to approve new signatories, motion seconded
 - Authorized persons on the Banco Popular accounts (1134 & 4475), approved by all members
 1. Nicolas Overmyer, President
 2. Ehren Henderson, Vice-president
 3. John Kalb, Treasurer
 4. Bill Leitch, Secretary
 - Authorized persons on the First Bank account, approved by all members
 1. Nicolas Overmyer, President
 2. Ehren Henderson, Vice-president
 3. John Kalb, Treasurer
 4. Bill Leitch, Secretary
 - Authorized persons on the Merchant's account, approved by all members
 1. Nicolas Overmyer, President
 2. Ehren Henderson, Vice-president
 3. John Kalb, Treasurer
 4. Bill Leitch, Secretary

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Old Business

No old business to discuss

New Business:

No new business to discuss

Adjorn:

Meeting ended approximately 6:27PM.