

Draft

**Cowpet Bay West Condominium Association
2019 Board of Directors Meeting
July 15, 2019 (5:04 EST)**

Call to Order:

President, Nick Overmyer called the meeting to order at 6:04PM.

Attendance:

Present: Nick Overmyer, Bill Leitch, Bill Friend, Chris Crowe, John Kalb, Bob Daleo, Holly Weston

Approval of Minutes:

Motion to approve minutes. Seconded. Minutes approved.

Manager's Report:

Roof: All roofs inspected

- Bill Stein put a list together, CBW team are working on the items
- ADM has some debris to clean up after their upgrades
- The dishes have to be bolted correctly, not on the wood, there needs to be a better place to bolt (maybe double bolt)
- ¼ of the roofs on the checklist have been completed. Another inspection will be done when everything on the list is finished.

Inside Repairs: Currently behind due to water leaks

- 4 water leaks have pushed the inside repairs behind, the guys had to do some concrete work
- Nothing will be scheduled until the next 3-4 weeks are complete (guys need some vacation time)
- Only small interior repairs will be done
- Without the insurance funding and outside help the repairs will take over a year to complete
- Most water damage is completed, only settlement cracks and rebar cracks are left to repair

R/O: Ray finished and the R/O is working properly

- After the insurance funds are received, CBW can get a high tech ?

Hurricane Preparedness:

- All hurricane inspections have been completed, just waiting on the sheets to be returned from the owners.

DPNR: NetDMR's were completed, it was about 2yrs of data to be entered into the new computer system.

Draft

- CBW was served because of delinquent NetDMR, but due to the class Holly attended an extension was received.

Switchgear: Couldn't get it turned back onto WAPA

- Open button is malfunctioning, may be the reason the switch gear wouldn't turn back onto WAPA
- The switchgear guy from PR will be on property Wednesday to access and repair, it's just for the day

Gate:

- The gate was hit but it got repaired
- Bob Peterson worked on the card reader, its working now

Leaks:

- Major water leaks in the transfer gray water line
- Water sewage plant has been stopped up approximately 4/5 times in the last two weeks, this may be due to the new owners/renters on property

After the insurance money is received the security lights and grinder pumps need to be installed as a priority.

Upcoming Projects:

- Security Lights
- Grinder Pumps
- Transfer Line

Question: Did the guy from PR agree that the button is the problem with the switchgear? He isn't sure, he will access when he comes on Wednesday.

Suggestion: We should start gathering spare parts for the generator.

Tree Trimming: Having the tree trimming done in house has cut the cost in half.

Treasurer's Report:

Treasury report was not attached because the SBA loan information took longer to be received. Accounts are still critically low, however the SBA money is guaranteed.

Holly and A'Shinika are working on the big bills that need to be paid immediately.

We can ask SBA for more funding up to \$2million.

Holly Norton: Board agrees to have two accountants (her's and CBW's) sit and review her account.

Draft

- Having an outside accountant review the discrepancies will alleviate and further problems.

Accountant: Awaiting Natacha, she's canceled again this week.

- The annual taxes need to be done and the QB needs to be reconciled
- Ask Elysian who they use for their accounting (Holly)

Insurance:

- Nick made a report that we were having problems with Roland, it was submitted to the Banking and Insurance committee – awaiting their response
- Jose is talking with Roland's bosses about what's going on and the lack of communication with Roland
- 07/10 Roland emailed a spreadsheet of the things he is approving, he only approved \$8,000 or the \$2mil claim
- The spreadsheet went into Russell's junk mail, he has now reviewed it and says it seems like there is some confusion with the understanding of the placement of things on the property
- Nick and Holly will arrange a conference call with Russell to go through the spreadsheet and add any explanations needed. As any funding from the spreadsheet is approved, Nick will request immediate release of funds (suggested by Jose)
- Due to the delay Russell has contacted Merlyn Law Group, they sue insurance companies for delay/non payment
 - *Nick will meet with Merlyn Group and bring back any information given before making a decision

Question: Why are they dragging their feet? Roland is accusing Russell of not giving him information, however Roland hasn't asked for any information. Him not responding shows negligence on his part and will work in CBW's favor.

Suggestion: Make sure we have money for payroll. The insurance payments made it hard to meet the payments, however with the insurance paid funds should be freer now.

Suggestion: May want to send another set of invoices to SBA in the event we may need more funds

Suggestion: Any repairs should be suspended in case of special assessment. We are keeping repairs at a minimum cost, only doing drywall, cement and primer. All emergencies have been repaired.

Question: Why can't we reject the owner claims that aren't storm related, or CBW association responsibility? How the by-laws are worded the association is responsible up to the primer, a paintable surface has to be provided. After initial repairs are done, if funds are available the the other issues will be addressed.

Draft

Suggestion: The by-laws need to be revised in reference to making unit repairs.

SBA: Review previously sent invoices and send any new invoices.

Old Action items:

- Still trying to find an accountant
- Inspector for the roofs is doing a good job and will continue with the inspections
- DPNR is up-to-date
- Still need an irrigation guy

New Business:

Mutuba: 30yrs of employment needs to be recognized

Survey: Board needs to print a statement in the newsletter stating they have nothing to do with the survey

Action Items:

- Continue working on roofing list (Holly)
- Gather all immediate bills needed to be paid (Holly)
- Find out who is Elysian's accountant (Holly)
- Meet with Merlyn Law Group (Nick)
- Post in the newsletter recognition of Mutuba's 30yrs (Holly)

Adjorn:

Meeting ended approximately 5:52PM.

Next BOD meeting:

Will be determined at a later time.