

**Cowpet Bay West Condominium Association
2016 Board of Directors Meeting
November 14, 2016 (17:00 AST)**

Call to Order

President, Nick Overmyer called the meeting to order at 5:05 PM.

Attendance

Present: Nick Overmyer, Bill Friend, Chris Crowe, Chaunette Thomas, John Kalb, Bob Daleo; James Hosie; Office: Holly Case; Not in attendance: N/A

Approval of Minutes

Motion to approve meeting minutes made by Nick Overmyer. Board members second the motion to approve the minutes. All were in favor.

Manager's Report

Preparation for Season- Grounds work is well on its way with preparing for season. Pressure washing should be completed by tomorrow and painting of the parking spots will commence and should be finished by Friday.

W-27- Staff is currently repairing W27. Staff has begun dry wall as well as other small repairs to include bathroom sink replacement, 2 doors replaced, light fixture & ceiling fans replaced and sliding glass doors repaired. Once the dry wall is up and replacements are completed then it will be painted and cleaned. The tentative deadline for completion is January 1, 2017. Price was set at \$2,600.00 a month. We will request a lease to be prepared from Maria and will require a credit check and references. We will place an advertisement in Craigslist and Daily News as well as informing the Elysian and the Ritz personnel of the available unit.

Treasurer's Report

James Hosie reported that the majority of the funds are in Merchant's bank with a balance of about \$187,489. First Bank is approximately \$3,000.00, Banco Popular Special is about \$47,000 and the Operating account is \$3,500. Total amount for all accounts is \$242,350.55. A total of 1 owner has a balance on their account totaling \$83,000.00.

2017 Budget was discussed, Board members will review to finalize at the December Board Meeting.

Old Business

Newsletter Distribution: It was brought to the Board's attention that some owners may not be reading the newsletter through the email. There was a suggestion to mail every month to the

owners. Board decided that it would be time consuming and extra cost, therefor the decision was to continue to email them, only mailing to those without email.

Action Items

Talk to Andy about Solar	Completed
Letter for overdue amount (Owners)	Completed
Cost and making of stickers for Non Flush Items	Holly/Chaun
Add to Newsletter – Storage under stairs	Completed
Renovation Package Revise	Holly
Wish list for budget to board	Completed
Estimate for more speed bumps	Completed

New Business

Board discussed location for both the Meet & Greet and Annual Owners meeting. Holly would check into having it in the same places as 2015, Elysian Conference room for the Annual meeting and the grass area by the Beach for the Meet & Greet.

November BOD Meeting

The next Board of Directors will be held on December 12 , 2016, 17:00 AST

Adjourned at 5:50 PM