

**Cowpet Bay West Condominium Association
2019 Board of Directors Meeting
August 19, 2019 (6:05 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, Ehren Henderson, Holly Weston

Approval of Minutes:

Motion to approve minutes. Seconded. Minutes approved.

Manager's Report:

Inside Repairs: Repairs continuing throughout October

- There are no more units with water damage, only settlement/rebar cracks

Pump:

- Wheathly pump has been repaired
- The rooms have been cleaned up with Benji, 3 barrels of oil have been removed and pump room completely cleaned
- Bill Friend is working on getting new controllers
 - o Once controllers are in, Ray will install new distribution pump (Thursday the 2nd pump will be installed with the fresh water distribution)

Leaks: Major water leak in transfer gray water line

- May need to replace all transfer pipes
- Should add this to the infrastructure upgrade report

R/O: No oil leaks after the clean up

Question: Has anyone noticed the gray water smells putrid? Yes the screen process has to be redone. The additional pump will help with the back up. The sewage plant clogs almost every other week, grinder pumps will help.

- Holly will talk to Mutuba about smell and blockage

Question: Can you put Rid X or a product to help break down? Yes, there's a product to help with the water system also.

- Holly will talk to Andy about what he uses.

Question: Is the pipe going to the Yacht club broken? There was a pipe recently broken, but they also just finished with the clean up so there may be some residual smell.

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- Holly will do a walk through to investigate the smell.

Question: Can you look into a deodorizing product for when there are spills?

- Holly will talk to Ray to see what he recommends

Treasurer's Report:

Treasury report will be sent tomorrow, awaiting insurance funds to be released.

Insurance:

- The first advance for the flood claim has been released, \$250K. Roland's estimate is \$400K
- Russell is working on rebuttal to BMS with Jose's help to get the remainder, approximately \$1mil
- After the flood claim has been fully received then the Maria claim will start.

Question: With the insurance money coming in will we talk about the solar panels? We will talk to him to get it started.

Wyndham wants to get the beach replenishment started

- CBW is responsible for 25% of cost.
- Total bill for reestablished swim buoy and beach replenish is between \$50 & \$100K
- Wyndham will do all the permits, they just need the 25% from CBW

Nick will talk to Russell about adding beach replenish to the flood or Maria claim

- Currently awaiting the bid, then the invoice will be forwarded to Russell

Motion to make a commitment up to \$30K for the beach replenishment. Motion was seconded and approved.

Infrastructure:

- More assessment on WWTP, two bins need to be done.
- After the accountant gets the accounts together there needs to be enough money to get the electrical boxes

Question: How much are the electrical boxes per building? It's approximately \$95K total, for all the buildings. Two buildings are complete, which is 14units, so the total is about \$70-80K

Security Lights:

- Bid is approximately \$30K for both Leeward and Windward, this includes replacing the conduit and moving to LED.
- Holly will send bids to be approved this week.
- Once the down payment is made, work can begin (it'll be more cost effective to order everything together)

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Question: Has power went out since the switch gear has been repaired? Yes, it has several times, and the switch gear is working properly.

Question: We bought a switch from Frankie, is there a timeline of when it'll arrive? It takes approximately 22-24 weeks to get on island.

New Business:

Solar Panels:

- Nick will email to see what it'll take to get started.
- **Suggestion:** Bill Friend suggested we need to get the as build drawings prior to any work being done.
- **Suggestion:** Let them stay in storage until after hurricane season which will ensure that they are still insured and the drawings can get together

Action Items:

- Holly will talk to Mutuba about smell and blockage
- Holly will talk to Ray to see what he recommends for sewage smell
- Nick will talk to Russell about adding beach replenish to the flood or Maria claim
- Holly will send bids to be approved this week.
- Nick will email to see what it'll take to get solar panels started.
- Holly will check W-39's shutters and card key
- John will get a release letter from Mark (L-08)
- Chris will call L-03 about Turpentine Tree
- BOD to respond to L-50 and Holly will send receipts.

Adjorn:

Meeting ended approximately 6:31PM.

Next BOD meeting:

Will be determined at a later time.