

Cowpet Bay West Condominium Association
2016 Board of Directors Meeting
May 8, 2017 (17:00 AST)

Call to Order

President, Nick Overmyer called the meeting to order at 5:02 PM.

Attendance

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

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

Storage Areas – We got a quote from Grainger for 20 lockers totaling \$3000.00 including the shipping cost. Holly and Matuba went to different places looked and different materials and pricing and it was very expensive on island. Holly also checked with a few vendors who confirmed that materials alone would be the same as the steel ones by Grainger not including labor to build them.

The Board discussed different options regarding whether the Association or the Owner's would take responsibility for the cost of the Storage Units. It was determined that the Owner's would pay for the expense of the lockers to be made and installed. The finalized decision will be made after some comparison in pricing to be completed by Nick to see what option works best.

Rock Work- All grouting on the Rock Wall is almost complete including the wall with the pieces that started to fall down. Holly will do a walk around inspection to make sure everything is complete.

We started the project to line the path with rocks but the Quarry didn't have the color of the rock that was needed, so we will check back with them periodically until they have the proper color is available. For the time being we line the back fill with the first batch of rock that we got.

The remaining rock that we have will be used to repair other rock walls throughout the property so that it's no longer occupying the parking space.

Water Meters Replacements- The first few buildings that we started and ran into a few issues along with two main water valves breaking and causing several buildings to be shut down at the same time. We replaced a few more check valves and everything ran smoothly afterwards.

Roof Issues- A few years back a previous vendor did some roof repairs that are not holding and now causing issues inside. This has caused us to have to repair 3 roof leaks in Windward recently. We will do an inspection during the summer to see how many are going bad. Most of the repairs can be done in house and the majority of the damage is near the gutters and top of roof. Holly will do an inspection so that we can budget accordingly for those that will have to be repaired in the near future.

Columns: There is one column remaining that is attached to the booster pump that needs to be fixed. We found a way to keep the Booster pump running while being able to work on the column. It currently being worked on and should be completed by the end of the week which will complete the column work for this year. We will continue to do inspections to ensure all columns are secure.

Treasurer's Report

James Hosie reported that the majority of the funds are in Merchant's bank with a balance of about \$316,000. First Bank is approximately \$3,000.00. Banco Popular total accounts were \$35,000. Total amount for all accounts is \$372,093. A total of 1 owner has a balance on their account totaling \$96,800.00.

Old Business

Seaweed Pile – Seaweed pile seems to be fine where it is currently being placed until it can be picked up by staff.

Solar- We are still awaiting information from Dale for Solar numbers.

Kayak Storage- The Association does not have a designated spot for kayaks and paddle boards that are currently being stored down by the beach to right behind the hedges. The board discussed options of where and if we should invest in some. We will do some research and see what price ranges and options that area would work for everyone.

Action Items

Quotes of storage units	Complete
Insurance Information	Holly/Jose
Solar Saving Break Down in May	Dale/Holly
Bank Loan Balance to owners in May	Holly
Locks on Lift Stations	Completed

New Business

June BOD Meeting

The next Board of Directors will be held on June 12, 2017, 17:00 AST

Adjourned at 5:50 PM