

Cowpet Bay West Board Meeting November 16, 2020 5:00PM AST/4:00 PM EST

Board Agenda

In attendance: Nick Overmyer, Bill Leitch, Bill Friend, Christopher Crowe, Robert Daleo, Ehren Henderson, Jennifer Planeta, Holly Weston

Call to order: 4.01PM EST 5.01AST

Meeting minutes: Motion to approve minutes by Ehren Henderson, seconded by Bill Leitch
Approved by all.

Manager's Report

Blue print submitted for the permitting. It will not interrupt the water system at all. There will be trucks on property. If we get the approval. There will be work on the WWTP. Blueprint to be submitted to add more duct in the corner. Move one line to extend the holding tank by 2 feet. It should not be an issue with the permitting process. Make sure that they don't damage the fuel lines with the backhoe etc. Holly will be there for the digging of it. It has been measured. Mutuba and Holly will be present for the digging and double check the markings. The job will start depending on the permitting. Will not interrupt service of the water.

--WWTP Plant

--Switch Gear

Completed on Thursday at 6:30pm. It required 3 people from 3 different time zones to get it done. A computer tech was on the phone, Henry from Florida was the computer side of it. Frank was here for it as well. It takes over a minute to turn the generator on and off. Now we have all the phone numbers for the people to work on the generator. We can ask for a hard copy of the software. Not sure if we can do it ourselves. It is too technical and beyond our control. The person from Eden company that makes the transfer switch can come down as well in the future.

Container: We need to do a cost analysis if we are to replace the container vs. the costs patch it, and if the top of the container needs to be replaced. Welded metal needs to be replaced, The top needs to be replaced. We will find out the cost. Does the contractor understand what the voltage is? We need to make sure everything needs to stay safe, electrical blankets to protect the generator. Consult with Frank or Jack's diesel and what precautions we need to take with it.

New muffler with the generator We will put the new muffler on it. We have one. Lance may put it on for us.

--Gate It was working on Friday, and was not closing all the way. Roy's welder will work on it and look at it. Tomorrow he should be coming. We thought he was coming today. Hopefully tomorrow it will be repaired. The video was not working in the gate area due to all the power outages. Small force popped off part of the gate. The hydraulics are ok and we can get it welded. Manual release, needs to keep things locked up. Unit lost fluid. Tuesday and Wednesday there were the power outages and it screwed up the cameras. The gate was tied open too long. Gate information needs to be in the newsletter because of the renters on property. One of the cameras needs to be readjusted. There are 4 cameras near the gate. There must be a disconnect with the line. Is there a battery back up on the camera? Yes, there is a battery backup, but it only lasts 30 minutes.

Treasurer's Report:

Banco Working: \$7,648.96
Banco Special: \$31,5868.15
First Bank: \$ 3,394.03
Merchant: \$36,387.45

Accounts are filling up now that we are asking for more money. \$315,000

Committee Reports:

--Insurance Committee: Nick spoke with Russell. Mediation arranged for late November early December in Attn. Smock's office. Roland will not be there. One person from Lloyds will be there with a checkbook. Russell and Nick can work with the insurance representative. Hopefully will be able to write a check for over \$500,000. Nick thinks it is positive and they will have 30 days to pay. Deductible buy back is \$420,000. Nick will let us know on the date, when he knows the date. Chris Crowe will like to be on the phone since his name is on the policy, on the sideline.

Nick forwarded Bill Hanson's main topics and questions that the owners wanted answered. Nick will write up answers. It will be weeks before they get a response.

--Election Committee: A zoom call for the annual meeting may not be wise. Not sure how it would work. 19 people on the call, one was Holly and one was Chris. 5 henchmen and many people who did not say anything. 17 people out of 102 owners. Same people always

on the call and complaining. Some of the people were favorable to the board. There was a lot of good information at the meeting.

Regardless of the Insurance Committee we were advised to use Herb Horowicz. While Herb was involved we received 1,300,000. Since he has not been involved we received over \$4,000,000. The board made a decision on the insurance committee and we took recommendations of the insurance committee. We put a claim in for Maria for over 3,000,000 which was over the policy limit. Roland did not put in the initial claim of over 3,000,000. If this goes to court all information will come up.

Election Committee: 3 candidates are needed. Holly sent Bill Hanson and another person an application. Hope Bob Daleo will run again. Bob has good insight even though not here.

Zoom calls may not have enough participants to have a full board meeting. We could end up with quorum by proxy. Owners need to commit to one thing or another by proxy or zoom call. We need to make sure we have a quorum to run the meeting. If there is no quorum we can't have a meeting. We can have elections via website so not tied to the annual meeting. Vote electronically rather than gather physically is responsible and will be secure. No one would tamper with our election. We could still have a meeting and not have a quorum. Things are going to start to shut down again so meetings may not happen, and travel to the VI might become limited for some owners. One needs a COVID test etc. Not easy to travel.

Nick will find out what service Sapphire uses to vote. Nick will call Mark about the need/option to have an annual meeting. If we can get by without a meeting and just have an election that might be an option. Maybe we should have a zoom meeting even though we will probably not have a quorum.

Old Business

-Form (Emotional/Service Dogs) with Attn Hodge. We haven't heard back from Mark yet. Waiting to hear back from him.

-WAPA Response to credit. They credited \$80,000. It is not enough. Mark will send a letter and we will keep after WAPA. WAPA stated that they are looking into it.

--Annual Meeting/Meet and Greet
No MEET AND GREET this year due to pandemic.

New Business:

--Owner Meeting (last Thursday)

--Website Development An owner designs websites who is helping Holly. There can be water updates, and a login for owners so they can see cameras on property and managers. Owners and manager information can be separate.

End meeting at 6.01pm

--Quarterly Reports/Manager report

--Security Cameras

Executive Session 6.02pm started

L-15 Letter, completed? Did we close it out? Was it responded to but they have not paid it yet.

Vlaughn Edwards (W-1/28) Holly will walk around with him tomorrow. The area has been looking better. We can let him go and he can get unemployment. Holly wants to give him a choice to get unemployment or if he shows improvement we will keep him on.

Nick will let us know Mark's response.

Ended 6.10PM