

**Cowpet Bay West Condominium Association  
2014 Board of Directors Meeting  
April 8, 2014 1700 AST**

President Sharon Koehler opened the meeting introducing the Board and Owners present.

**A quorum met with ALL Board members in attendance:**

Sharon Koehler	Doug Rebak	Mike McGuire
Nicholas Overmyer	James Hosie (1720 AST)	Sarah Hrabina
Telephonic: George Blackhall (1722 AST)		

**Others in Attendance:** Holly Case, General Manager

**Owners:** Sherri Levin L42, Rosie Wells L37, Gary Moose L38, Peggy Gregory W31, Jan Gwozdzik W38 & W41

**Approval of Minutes-**

Minutes for the 3/11/14 Board Meeting were approved as written.

**Manager's Report-**

General Manager, Holly Case provided a detailed written report to the Board; highlights included:

Generator- Holly reported all generator items are on schedule for delivery with the electrician on standby for installation upon delivery. In preparation for the generator upgrades, the concrete pad has been completed and the new doors installed.

Cable- Work is in progress to get an estimate from Peter Schultz to bring a fiber optic cable to the property. Innovative will also be providing a faster cable line at a minimal cost to CBW. The fiber optic cable through Mr. Schultz will be available to all owners' wireless carriers, except Innovative.

Security Cameras- Holly provided an update on options with more details to follow at the June Board Meeting. In addition to the 4 property locations it was suggested an additional camera be installed in the office.

Water Leaks- 23 leaks were reported during the month. Matuba repaired a leak at Leeward 1 and Sarah Hrabina noted husband, Randy, would like to offer and show staff how the use of shark fittings can drastically reduce the repair time as compared to repairs requiring soldering as was done by Matuba. Members and GM were appreciative of the offer.

**Treasurer's Report-**

A detailed Cash Flow report was provided by Treasurer, James Hosie. The report provides for the repayment of the reserve loan and will add and include a separate insurance fund account. With the established budget, the Cash Flow Report shows the year-end total of all funds will increase from the 2013 year-end of \$286,000 to approximately \$400,000. A Resolution approving the transfer of

\$200,000 from the Reserve to the General Fund was approved with the current bank balances reported at \$80,000 in the Reserve Fund and \$215,000 in the General Fund after the transfer. It was noted the transfer was needed, in part, for the insurance premiums.

Total amount due from owners in arrears was reported at \$40,406.

### **Committee Reports- Energy**

Mike McGuire reported bids were received from the three solar contractors, Solar Vi, Pro Solar and Pure Logic. The Committee Chair indicated he was looking for the Board to choose the best contractor in able to move forward and negotiate with WAPA to secure permission for a 400 KW system for CBW. Committee member Sheri Levin provided a detailed comparison of the three bidders and a lengthy discussion followed, with many questions and concerns from the Board. No Board decision was reached; rather, it was deemed prudent to have the Chair get additional information to answer the concerns addressed. The Board will reconvene, if necessary, to finalize.

### **Insurance**

Doug Rebak reported he contacted the insurance carrier regarding the ability to add the value of solar panels to the policy. It was reported it would be no problem when the time comes. With new Owners in attendance, Pres. Sharon Koehler asked Doug to provide a recap of our insurance policy. It was noted the new policy took effect March 31<sup>st</sup> with the same company as last year with a major policy change lowering the hurricane deductible from \$500,000 to a flat \$40,000. He indicated this is a huge benefit for CBW and directly effects the balance we need to maintain in our Reserve Fund.

### **Old Business-**

Updates on the Fiber Optic Cable and Security Cameras were provided by Holly in the Manager's Report. No other Old Business was addressed.

### **New Business-**

#### **Electrical Overage Charge**

Sharon Koehler provided a recap of how the error occurred and a timeline of events, including owner inquiries, correction and emails that followed. It was noted the incorrect rate calculation at \$0.59 rather than \$0.54 resulted in an overage of about \$8.00 per owner. The April billing was corrected and sent out to owners. The Feb. and March bills will be adjusted with owners receiving a credit on their next statement. Sharon indicated the office had more complaints from owners regarding the unsolicited emails than complaints about the billing error. Sharon expressed her regrets for the error. James Hosie indicated he was deeply troubled by the despicable emails that followed and, for the record, wanted to express how sad and angry he was about the verbiage. Having just recently moved to CBW with his family he resents the animosity and distrust that

was expressed. Wanting to “build bridges”, he indicated he contacted the writer in hopes to move forward in a more productive manner.

**Request for Owner-installed new window**

Windward 45 submitted a written request for permission to install a bathroom window. Holly Case reported the request conforms with other such window requests and recommended Board approval. Upon discussion, the Board approved unanimously to approve the request as submitted.

The next Board of Directors meeting will be **Monday** May 12, 2014 at 1700 (AST)

With no other business to come before the Board, the meeting was adjourned to executive session and ended at 2000 AST.

**ATTESTED:**

I, Sarah J. Hrabina, Secretary for the Cowpet Bay West Condominium Association Board, certify that the minutes, as transcribed by myself, are true and correct to the best of my knowledge and belief.

Respectfully submitted,

*Sarah J. Hrabina* \_\_\_\_\_

Sarah J. Hrabina  
Board Secretary

Transcription of minutes completed on 04/23/14  
This meeting was recorded