

Draft

**Cowpet Bay West Condominium Association  
2015 Board of Directors Meeting  
August 17, 2015 (17:00 AST)**

**Call to Order**

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

**Attendance**

Present: Nick Overmyer, Bill Friend, John Kalb, Paul Goldberg, Mike McGuire; Absent: George Blackhall; James Hosie Office: Holly Case

**Approval of Minutes**

A motion was made for the approval of July 20, 2015 Minutes made by Nick Overmyer. Board member second the motion to approve the minutes. All were in favor.

**Manager's Report**

Water Basin: The water basin for the waste water treatment is completed. Everything went Mutuba will be working on replacing wood and repainting the WWTP itself.

Columns: 2 horizontal columns in a Windward building were determined in bad condition. These concrete beams are 2 of the 3 horizontal cement beams on the property. Northside builders started repairing both horizontal beams and 3 cement columns. They are also patching the ceiling in two different areas.

Tree Trimming: Hurricane Tree Trimming is almost completed. The CBW staff will continue to cut the smaller trees this week and next week. All large trees were completed by contractor over the last two weekends.

Generator: Indicator lights are going to be put on the generator to determine where the shortage is between the generator and switch gear. All the information on the generator and the voltage regulator was given to Frank for programming the regulator. He is researching on proper way to install it. Holly will give him a little more time before looking into another electrician with more experience with the current regulator purchased.

Manager Vacation: Holly will be taking the week of Labor Day week for vacation. Andy will be on stand-by if needed, otherwise Rita and Mutuba will be on call while she is off island. If a storm were to approach she will change her flight and return to the property for preparation of the storm.

L09 and W05 Porch: Expense is high on porch replacements, owners have been advised that they will be responsible for removing sliding glass doors, shutters and tile before the Association repairs rebar and concrete. Several porches are starting to show the same signs as previously in W-06 unit.

## Treasurer's Report

The total current bank balances at \$153,909.68. Total amount due from owners in arrears was reported at \$53,269.49 of it being owed by one owner, currently in foreclosure.

## Committees

### Energy Committee

Still waiting to hear final offer from First Bank in order to determine which bank the solar loan will be financed through.

Solar vote was 76.646% voted yes, 6.679% voted no and 15.764% did not vote.

## Old Business

W-27 Foreclosure: Maria Hodge was contacted to find out the status of W-27. Her response was that we have default entered against all the individual defendants and have moved for judgment against them. We have also moved for default against Flagstar which has been obstructive. Finally, Flagstar has filed something claiming that they sold the mortgage but did not document that sale. We are opposing their request to be allowed to defend late. Maria will be filing with Flagstar late tomorrow.

## Action Items

Closed - Remove plate from the generator to determine the Frame #	Holly/Mike
Pending - Switching Bank Accounts to Merchant	Holly
Closed - CBW Common Area Solar Plan	Energy Committee
Closed - Gather information from Merchant's Bank	Holly
Closed - Gather information from First Bank	Holly

## New Business

No new business.

### August BOD Meeting

The next Board of Directors will be held on Monday, September 21, 2015, 17:00 AST

**Adjourned at 6:29 PM**