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**Cowpet Bay West Condominium Association
2019 Board of Directors Meeting
November 18 , 2019 (5:01 EST)**

Call to Order:

President, Nick Overmyer called the meeting to order at 6:00 PM AST.

Attendance:

Present: Nick Overmyer, Bill Leitch, Bill Friend, Ehren Henderson, Chris Crow, Holly Weston

Approval of Minutes:

Meeting minutes to be approved offline.

Manager's Report:

Annual Cleanup:

- Will be done this month
- To-do Lists: Everyone has theirs
- Painting:
 - Parking Spots
 - Pipes to match ground
 - Street Pole Lights
 - Outside touch up
- Talked with Frank: Not all boxes came in; will start with Bill Leitch's building first
- Security Lights: To be done the last week of November
- Holly spoke with John, S&R Communications, and Trevor:
 - Lines to be cleaned up and replace Viya boxes with money maybe coming from Innovative

Question: Pot hole by banana grove where speed bump in concrete driveway is getting bigger and needs repair.

- Holly said that speed bump is in plans to be removed

Solar Panel:

- Holly talked with Dale: Solar panel installation is beginning with all loud work done before December 15th

Treasury Report:

Robert- 6k

Pitworth- 5k

Garza- Send letter about balance getting up there (<10k) and possible lien against

Banco Poplur- about 7,200

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Banco Poplur Special- 40k

1st Bank- 3,300

Merchants- need to confirm about 388k

Holly- Prelim budget to be worked on for the next meeting to pin down what capital projects will be done next year:

- Painting
- Fence
- Waste Water Treatment Plant: Will take Bill to talk about doing inserts
- Wally to bid capital projects minus the smaller projects

New Accountant:

- Both tax returns to be done the next month
- Everything to be reconciled
- Hurricane Expenses:
 - Make sure payouts are proper and expenses tied up; previous accountant opened weird accounts before leaving
- Work on Association Financials

Committee Report:

Insurance:

-Russel Heath (public adjuster) more involved in getting Roland Rivera (insurance adjuster) to do something. Russel emailed Oliver Spoon (Roland's boss from BMS) asking for updated. Jose Figueroa called Russell saying Oliver is pressuring Roland to get a release of all undisputed funds

- Russel and Nick met 11/17/19 and think 250-300k are disputable funds
- Hope to have 500k released soon (by end of week)
- Waiting on sign off from Roland
- Russel did Proof of Loss for flood
- Russel and Jose suggest get money for flood claim before filing claim for Maria
- Nick to email Oliver and Jose on evening of 11/18/19
- Nick forwarded Express email; they need more money sent, owe 750k
- Need to sit down and go over Express billing to make sure accurate
- Take pictures of the stains on new roofs that Express installed

Question: What do we have to do for Proof of Loss for Maria.

- Get most paperwork together
- Don't file claim until after money received from flood so insurance can't dictate payout of flood based on Maria

Question: Is the total expense to Express \$440K? We're not paying the full amount because of the damage during their repairs. So the total is approximately \$780K but we can retain 10%.

- If this is going longer than 2 months an assessment should be done.

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Question: What's the total estimated remainder of money to be collected? Approximately \$700K in flood claim; approximately \$1.5mil in wind claim

- Roughly about \$3.5 of estimates still remaining

Question: Is there a law on the books in the VI, that if they don't pay the claim within a certain time frame they're liable for triple the amount? It's triple the amount up to \$250K

Question: We can expect to receive these funds within a month? Bulk of flood claim will be received in a few weeks. The wind is approximately a month after. Roland would like to inspect the property again prior to receiving funds.

Old Business:

- Address issues to the 4 ppl with regards to committees/volunteers for website, security, pool survey.
- Create Security Survey
 - Keep, change companies, or eliminate at it costs 66k
 - Holly to look into who Ritz hired for security
 - If keeping current security then night shift uses manual gate and records license plate of each car that enters
 - Other gate needs welding
- Generator
 - Don't know what the regulator and fuel electric governor are programmed for
 - Need software and laptop to plug into to see this information and perhaps calibrate it

New Business:

- Board elections coming up:
 - Bill and Kalb coming off
 - 1 might run again
 - Jennifer Hunter and 1 new owner want to run
- Annual Meeting
 - Date set at CFM
 - Meet and Greet on property
 - Announcement in Newsletters and Flyer

Action Items:

- Ehren will check for the replacement tree for Bill F.
- Holly & Bill Generator work
 - Remove old battery charger that is at head height
 - Get new battery charger off of floor
 - Fix muffler

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- Install estop on outside enclosure
- Holly to quote 102 replacement mailboxes because latches on old are rusting
- Holly trash
- Fix rung on dump truck (welder who does gate could possibly do)
- Check on railing from leeward at bottom of steps to see if repair was completed

Adjorn:

Meeting ended approximately 6:45 PM AST.

Next BOD meeting:

Will be determined at a later time.