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**Cowpet Bay West Condominium Association
2019 Board of Directors Meeting
December 16 , 2019 (5:015 EST)**

Call to Order:

President, Nick Overmyer called the meeting to order at 6:15 PM AST.

Attendance:

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

Approval of Minutes:

Meeting minutes to be approved offline.

Manager's Report:

Annual Cleanup:

- Painting:
 - Half the Parking Spots are done
 - A few seaside railing left to paint
 - Street lamps done
 - Boxes done
- Mr. Browne has almost all planting done
- Security Lights: working on turning them around as it's too bright with them facing out
- New mailboxes will roughly cost 4.3k. Will be aluminum white and just need to add numbers.
Board approved the purchase of mailboxes

Water Test:

- Failed first water test in 7-8 years. E-coli reported in the water.
 - A tree root grew into the systems after distribution area
 - Holly had cistern flushed
 - Did a chlorine spike
 - Ocean coming back out to test
- Lead and copper test was negative for all units but office; office has failed 3x but it's not drinking water and is no longer on the list of places to test in the future.

Treasury Report:

New Accountant:

- Larry working to fix the book keeping

Committee Report:

Insurance:

- Nick in constant communication with Jose and Oliver.
 - Roland has been mia for 6 weeks and was only her for 5 minutes when he visited and looked at some cracks but said he had to go because he was too hot
 - 350k out of 1mil of flood insurance claims are being called unquestionable
 - Russle baffled as documents submitted were concrete
 - 250k will be released
 - 100k Proof of Loss for flood
 - Trying to eliminate Roland but can't till they prove to Lloyds that he's not doing his job

Question: Where will that put us owing him for original Express contract?

- Original contract already paid but there is an addition \$250 owed in added items and work

Question: Can we dispute and get some of it knocked down?

- They were charging full day per diems on days only half worked

Question: Who's being accountable for their time?

- Holly said no one ever brought time cards in to her.
- They also didn't paint the gutters but CBW hired someone else to do it.
- Find Wally's invoice to check for charges on paining.
- They left a huge mess with gutter job.
- CBW staff did 3 different clean up rounds; put a dollar amount to that

Question: How far down do you want me to pay them?

- Balance down to 600k
- Send another 150k to invoice

Old Business:

- Survey
 - Chris to reach out to Sherry and have her ask questions.
 - Board did let everyone know that twe are aware of the survey, that we disagreed how it was done, and several things should never have been included but we will take the findings in to consideration.

Question: Did we get any feedback on it?

- Got a couple of positive responses.
- Security was a concern
- Hanson's wife was concerned about potential aleration to exterior of the building; qmostly railings and outside lights. Holly has been involving her in on the landscaping so she feels more involved in the integrity of CBW. She is the only person who wanted to volunteer and actually does

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- Security

- Waste of money.
- Only one owner has any concern about security.
- Very few left who want it.
- CBE doesn't even do it anymore.
- Could save 70k by eliminating it.

Question: Do bylaws require security?

- Holly doesn't think so but need to research it.

Question: Should we put it in a survey and send it out before annual meeting?

- All think this is a good idea.

Question: Who want to research a survey company?

- Nick said he will try and have an answer by end of Wednesday.
- Holly will try to research also.

- Board elections coming up:

- Bill Hanson turned in paperwork so to run
- Bill Leitch running again
- Going to get package together and get it out so owners have 1 month to turn in ballots before annual meeting

- Annual Meeting

- Meet and Greet:
 - Discussion on getting rid of it
 - Going to make a survey after annual meeting to see about getting rid of it for next year.

New Business:

- Sand for beach
 - Got the invoice for it
 - Only paying 21% of bill compared to Wyndham

Question: Any agreement between CBW, CBE, Elysian that says who is obligated to do x amount?

- Holly says no.

Question: Who's the ring leader and their contact?

- Write a letter to let CBE, Wyndham, and Elysian know that CBW will pay but not all at once as still in negotiation with insurance.

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Action Items:

- Bill to text Ehren to remind him about the palm tree
- Holly & Bill Generator work
 - Old battery charger has been removed
 - Still needs an emergency shut-off switch
 - Holly trying to find someone who can work on the muffler

Adjorn:

Meeting ended approximately 6:54 PM AST.

Next BOD meeting:

Will be determined at a later time.