

Cowpet Bay West Condominium Association
2015 Board of Directors Meeting
June 08, 2015 (17:00 AST)

Call to Order

President, Nick Overmyer called the meeting to order at 5:03 PM

Attendance

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

Approval of Minutes

A motion was made for the approval of May 18, 2015 Minutes made by Nick Overmyer. Board member second the motion to approve the minutes. All were in favor.

Manager's Report

CCR Report: The CCR Report is due this month and Holly will do them by the end of the week.

Staff Evaluations: Evaluations are due by the end of June.

Break In: On Wednesday night, there was a break in reported between 7:00-9:00pm. The owner believes that the doors were locked so the owner thinks it was somebody who knew the code. The victims lost approximately \$500.00 in cash. The Police were notified and a report was filed.

Columns: 2 buildings that were inspected were determined in bad condition. These concrete beams are 2 of the very few horizontal cement beams in the property. The staff are monitoring the beams very closely but in the last month or two, it is starting to crumble and crack. Holly called Ray from Northside Builders to work with an engineer to determine how to proceed with the repairs. The Board is to discuss the financial situation.

Tree Trimming: Hurricane Tree Trimming will start in July 11. The budget for this project is quite lower than last year so the tree-trimming crew will do the bigger trees and the staff will do the smaller trees.

Gate: The gate has not been functioning properly. Alert 1 has ordered the wrong part that caused repairs to be delayed. The right part was ordered and repairs were done today. However, the database for the gate is not sending information causing the gate to be faulty. The office was advised that the phone lines of the gate are not working correctly. Holly called S&R Communications to fix the problem.

Generator: The radiator was installed and it all went smoothly. The day fuel tank will be completed in the next week or two. After completed, Mr. Brown will redo the landscaping.

Treasurer's Report

James Hosie reported the total current bank balances at \$227,247.00. Total amount due from owners in arrears was reported at \$55,457 with \$49,900 of it being owed by one owner. Expenses are being monitored closely with the solar and painting expenditures.

Committees

Energy Committee

The office has submitted everything that the bank needs and we are just waiting to hear from the banks. Holly will follow up. Once the loan is approved the committee will decide which solar company that will perform the work. Nick asked a question about moving the reserve account to another bank. Holly suggested to wait until we know who approves the loan first and move the Reserve account there. If Merchant's bank approve the loan, CBW should move the reserve fund to Merchant's bank instead.

Old Business

Windward Painting: Moving as scheduled

Fiber Optic: Orbitel is still in the process of building their network and acquiring licenses for (340) telephone services on island and they will keep us updated on the progress.

Action Items

Pending - CBW Common Area Solar Plan	Energy Committee
Pending - Gather information from Merchant's Bank	Holly
Pending - Gather information from First Bank	Holly
Pending - Switching Bank Accounts to Merchant	Holly
Closed - Check with First Resort Painting - Cost to leave bars	Holly
Closed - Determine if Voltage Regular is compatible w/Frank's Electric	Bill/Holly

New Business

No New business presented.

July BOD Meeting

The next Board of Directors will be held on Monday, July 13th, 2015, 17:00 AST

Adjourned at 6:29 PM