

CBW Minutes 4/9/2024

Zoom Closed Meeting 6:00PM

Present: Kevin Gregory, George Hefferon, Marilyn Blackhall, Rick Hunter, Sherri Levin, Mike Harrell, Tara McCafferty, Bill Brewer, Judi Kromenhoek and past President Bill Hanson.

Matt and Tanji were present

Kevin opened the meeting and put off approving the March Minutes until the Board could all review them. He will attach the previous month Minutes as well as the Treasurer's Report to his agenda a week before next meeting.

Tanji reported that we have an extension for our taxes until October. Larry is working with the auditor and will follow up the end of April.

We are still waiting for permits from DPNR, all our fees have been paid and we have submitted all applications. CBW is up to date, just waiting for DPNR.

Permits we are waiting:

1. CZM Permit
2. TPDES Permit Renewal
3. TFL Permit Renewal
4. Air Pollution Permit Renewal
5. Groundwater Discharge Permit Renewal

Solar Panels: they are up and running and producing about \$2,500. a month in savings. This was originally supposed to save us about \$5,000. a month. The panels need work and Pro Solar quoted \$180,000 to remove and replace panels. This would supposedly save us \$7,000 a month. We are going to wait until after hurricane season because some Board members feel putting this much money is not worth it. We do want to be sure the existing panels are safe.

Roof - after reviewing options, Anchorage is currently using the product Uniflex 1 Flash and Matt has investigated this product. Our roofs are approximately 90,000 square feet and a quote using this product was \$500,000 with a guarantee of 5 years. Bill Brewer thinks we should find a solution that makes sense for the long term. The Elysian replaced their roofs after the last storms with metal. They are very pleased with them and they come with a 20 year guarantee. Sapphire is in the process of replacing roofs with metal and Mike with Matt will investigate this. Metal costs more money but with a much longer guarantee.

Treasurers Report - we currently have \$1,241,605 in Fidelity. We paid the 1st of 4 insurance premiums (\$174,724).

Security - Marilyn is off island and had nothing to report. It was requested we keep the chain up across the driveway at the end of each day and on weekends.

Landscaping- Sherri made a motion:

I, Sherri Levin move that CBW Board disallow the removal of flowers from flowering shrubs using power tools. One exception is if the shrub must be hedged for safety reasons, including visibility for drivers on the main road at the entrance and shrubs that impede pedestrian paths.

This motion was approved and passed.

Water - Judi made a motion:

Create a two-tiered water rate structure to encourage water conservation. Water to be billed at \$0.10 per gallon for "average" consumption and billed at a higher rate \$0.12 per gallon for water consumption above the average. The "average" water consumption has been established at 1,000 gallons per bedroom per month.

Kevin has calculated it costs us \$0.19 a gallon to produce water. We have not raised the water rates in 15 years. A two-tiered system would create more bookkeeping but would encourage people to conserve. Kevin will distribute his "cost of water production and processing" spreadsheet for the board to review. We can discuss this further at the May meeting. The effective date will be July 1.

All except Marilyn (who abstained) voted in favor. This new rate will go into effect July 1, 2024

Cistern drainage and cleaning: this is a \$15,000 necessary expenditure and was approved.

An expenditure of \$12,816. was approved by the Board by email for plungers to be purchased by Island Wide Services.

Structural- Mike, Kevin and Matt went under all the buildings yesterday and there is still condensation lines with issues. Udo Panther (structural engineer) is retiring and we are searching for a new engineer.

Declarations Amendment Status - instead of getting 102 signatures as Attorney Hodge suggested, Rick would like to designate one owner/Board member in both divisions to sign on behalf of each division. There may be legal issues preventing this. Kevin and Rick will work on this more with Attorney Hodge. We will ask Attorney Hodge to join our May meeting to hear his arguments.

Mike introduced an update to our existing "Owner's Renovation Package ". It was distributed late, so it was agreed we would review it individually, after the board meeting. The most important update is a limit on jackhammer size "40 pound breaker.

By-Laws - discussion will come after we handle the merger and declarations situation.

Employee Handbook- Kevin spoke to legal counsel (Michelle Meade) and he wants to hire her to make suggestions and fine tune the handbook.

He wants to add a safety statement.

No "kick back" policy for employees.

Wrongful Discharge Act of 1996 is used as a statute in the VI.
Rick knows Attorney Mede and vouches for her.

WAPA Dispute of Charges - Rick had a conference call with Attorney Hodge & WAPA. As a result, WAPA reduced the past due from \$195,000 to \$96,344.64. Rick and Attorney Hodge will continue to follow up with WAPA since they have no basis for the \$96,344.64. We can still make a claim with the PSG against WAPA. We have been given no explanation on where they came up with their numbers.

Rick spoke with past President Nick O. and he provided emails with much of the same experience he had trying to resolve this issue.

George made a motion to file a complaint with PSG and all agreed. Motion was passed.

Rick will follow up.

Tara - In reaching out to other communities to get information on how other associations track short & long term rentals vs. owner occupied. This was done so we can be sure people can still get mortgages.

If over 50% investment properties, then people cannot get mortgages because our Association will be non warrantable and our property values could go down.

This also effects insurance renewals if we are over the 50%.

Meeting adjourned at 8:09PM