

Open BOD Zoom Meeting 7/11/2023 6:00PM
Attending: Bill Hansen, Sherri Levin, Rick Hunter, Melinda Scott, Marilyn Blackhall, Kevin Gregory, Judi Kromenhoek, Matt and Tanji.
Meeting is Open to all CBW Owners.

Kevin motioned to accept June Minutes and all were in favor.

Treasurer's Report: we have about \$760,000 in Fidelity Account earning 4.75% interest (about \$3,000. a month)

Matt: RO Plant - we are very close to getting the master permit. Benjamin is working on plans so we can utilize the approved Grant money. We are looking at locating this up the hill near WWTP because of the noise. It would be less disruptive to Owners. CBW will have to provide a concrete slab capable of housing a 40' trailer. The Plant is self contained in trailer.

Gate: new arms are installed but software still causing some issues that are being worked on.

Solar: there is progress and we are seeing some savings from existing panels. By the end of July we will only have 100 panels left to be installed.

Dump Truck: insurance adjuster has been out and we are waiting for them to cut a check to have this repaired. In the meantime, Matt and his Crew are doing an excellent job of taking care of the garbage runs.

Tree Trimming: waiting for the repair to the dump truck.

Beach Seaweed: Sargassum has been very bad, June cost for beach cleanup was \$12,750. This cost is split with CBE, CBW, CBR. In the past, the Elysian paid their share and we are trying to work this out.

By-Laws: the Committee is still working on this and making progress.

Employee Manual: the Committee consists of five people working on this. They are just about ready to give to Tanji for her input then the BOD before it goes to the Attorney for review. After the Attorney the BOD will vote on it.

Audit: Sherri and Tanji are providing the necessary information for the audit.

Hurricane Shutters: there are 4 units that made changes to their units where they removed some shutters. 3LW installed an electric roll down shutter to cover the seaside arch. The Structural Engineer approved this since it is a first floor unit and will not interfere with the integrity of the roof and neighboring units. Kevin is working with the other Owners to find a solution.

George H. Asked if we were replacing the gray water pipes when revamping the WWTP. The answer is no, that is another large issue. As pipes break, we will repair.

WWTP: work is progressing. They had to dig down deep and remove some large trees to clear the area. The Pump Room is complete, you can now actually walk in for servicing.

Structure Issues: there is deterioration on porches (both seaside and street side). Structural Engineer is doing pressure tests on all. It has been determined that jackhammers while not the cause of the problems but they certainly exasperated it. Jackhammers are now not allowed in remodeling. There are many new cracks from earthquakes, there seems to be an increase in the number of earthquakes lately. July 9th there were 3, one being a 6.6. The Office will send a notice asking Owners to take photos of new cracks occurring after these shakes.

Open Meeting ended at 6:56PM