



# COWPET BAY WEST NEWSLETTER

## CBW Newsletters are written by the Board

### VOTE

Annual Meeting

Owner in Arrears

Special Assessment

Finance Committee Update

The Cat Cafe

President: Kevin Gregory

Vice President: Rick Hunter

Secretary: Judi Kromenhoek

Treasurer: George Hefferon

Members at large:

Marilyn Blackhall

Bill Brewer

Mike Harrell

[Sherri Levin](#)

Jim Tometich

### Mark your calendars for the

#### 2026 Annual Meeting

Attend online via Zoom

or in person at the

Caribbean Fish Market



## YOUR VOTE IS YOUR VOICE



*The following owners are running for a Board position:*

*Marilyn Blackhall*

*Sherri Levin*

*Tara McCafferty*

*Vincent Moleski*

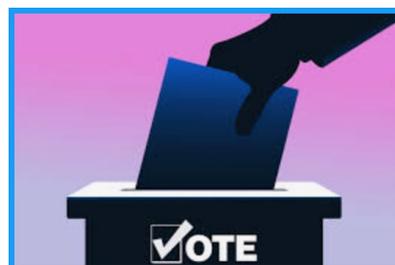
*Roman Viere*

*Rosie Wells*

### VOTING HAS BEGUN

Tanji emailed instructions and your voter's number.

Also, vote on the \$100,000 expenditure for the Grant Funded RO Upgrade



## Financial Information:

### Owner in Arrears

One owner has a past-due total balance of \$18,885.16. Interest and fines continue to accrue on all past-due amounts.

### 2025 Special Assessment Collections:

Thank you to the owners who have paid the Special Assessment in full:

95 of the 102 owners have paid in full.

Balances of the 7 owners who have not fully paid are accruing interest and fines.

These 7 owners owe \$17,487.14.

### Special Assessment Disbursements:

Your assessment contributions paid for the following capital improvements. Note, the lift station has not been started but can be paid for using \$70,000 of the \$75,000 transferred to the Disaster Fund.

### Save the Kitties

The CBW Cat Café is open 24 hours a day, 365 days a year, providing a safe and reliable feeding location for our resident cats.

Our cat-loving neighbor, Alan Eberhart, generously cares for outdoor cats by providing healthy cat food and fresh water daily and by ensuring all resident cats are spayed or neutered.

Recently, however, Alan discovered rotting fish and raw chicken left in the feeding bowls. Unfortunately, this unsafe food has discouraged the cats from using the Cat Café and poses serious health risks. To keep the Cat Café open for business, we ask for everyone's cooperation:

- Please do not leave food or water bowls anywhere on the property, and
- Do not feed the cats directly.

When outside food and water are left out, the cats avoid the Cat Café. Your cooperation helps ensure the outdoor cats receive safe, nutritious food, remain healthy, and continue to be humanely cared for. Thank you for helping us protect our CBW Cat Café and its furry residents.

## Security Guards

Guards are on duty every evening from 6:00 PM to 6:00 AM to help protect our safety and well-being.

Please contact Marilyn Blackhall (Board Member overseeing the guard operations) at [marilyn@blackhallrealestate.com](mailto:marilyn@blackhallrealestate.com) or by phone if you experience any issues or have suggestions.

Please notify Marilyn if a guard is not on duty during the designated hours; if the gate is not kept down at all times except when vehicles are entering or exiting; or if guards are not checking vehicles without visible passes, unless the driver and vehicle are known to the guard as a resident.



Note: the five-night minimum STR rule, approved by the board of Directors at the December meeting, is posted on the CBW website under Rules & Regulations.

As a reminder, owners must submit a renovation package of signed documents to CBW in advance for renovations, construction, etc. to receive written approval from the Board. Inspections of your project may occur throughout the project to ensure safety, aesthetics, and compliance with CBW rules. It is important to note, the Bylaws state renovations may occur from April 1 through Nov. 30. The Owners Portal contains all documents needed to assure a safe renovation project.



**Note: The Board added "Disclosures to Buyers"**