

CBW Minutes 10/10/23

6:00PM Present: Sherri Levin, Kevin Gregory, Mike Harrell, Marilyn Blackhall, Rick Hunter, John Duncan, Judi Kromenhoek, Matt and Tanji

Old Business

- I. Question was how to reverse a passed motion. Rick informed us that there is nothing prohibiting the Board from changing their minds.
- II. WAPA bill update - Rick noted that our attorney (Mark Hodges) is extremely busy and this did not seem to be a priority with him. Rick further investigated the issue and found CBW has to file a complaint with PSC regarding the rate over charge from WAPA. Mark must draft the complaint. Estimates were used after the hurricanes and they were way off and now WAPA is charging interest. Rick will work with Mark to help resolve this.
- III. By-Laws review by Hodge. These were sent to Mark, he has not responded to Tanji's inquiries. He has not started to work on this.
- IV. Reveal the Engineers report about building & porch integrity. Street side porch on 38 Leeward is complete. 6 Windward has been re-poured and is structurally sound. Udo (Structural Engineer) has signed off on these. Mark (contractor) and Udo have issued reports, the Board will review both and figure out what should appear in the Portal.
- V. Defibrillators- we can purchase one or two from the American Red Cross. The breakdown for cost of one or two machines, cabinet and training for 8 ppl. on adult and pediatric First Aid/AED use:

AED Machine	\$1799.
Cabinet	\$ 313.
Adult Training	\$1124.
Pediatric Training	\$1292
Total Cost - 1 AED:	\$4,528.00
Total Cost - 2 AED:	\$6,640.00
- VI. Beach Chairs - we just purchased beach chairs for 2023 (split between CBE, CBW, CBR, & Wyndham...our portion was \$8,054.49. All the extra beach chairs are being stored under building X of CBR. They are stored in a locked area and only CBR team has access. We currently have 56 beach loungers, 18 medium size chairs, 18 small chairs - these are all in brand new condition. These will only be placed on the beach if needed. We also have 4 medium size chairs stored which were from last year's shipment. On the beach we currently have 94 beach loungers, 50 medium size chairs, and 30 small chairs. Most of these are in new condition, however, there are some that need replacement straps. Those straps will be replaced before November 15th. beach loungers are \$349.60, medium chairs are \$154.00, small chairs are \$120.40. The vendor source is Telescope Casual Furniture.
- VII. Solar Panels - we still have 80 panels (out of 250) to be installed supposedly by the end of the month. We are producing electricity and saving about \$4,000 a month.
- VIII.R. O. Plant- Benjamin is working on plans to be submitted to the government, this should be done by mid-November. The government will put job out to bid and they will decide on who gets the job. This is all part of the Grant.
- IX. WWTP- a lot of work has been done. Matt encourages all to come and see this. He wants to wait until after the heavy season to transfer to the new system.
- X. Security Gate- the gate is operational but the hold up is YIYA.
- XI. Tree Trimming - because of the fire at the dump, they are not taking any bushes. Most of trimming is finished except for a couple trees on both Windward and Leeward.
- XII. Motion to install timers on lights under the buildings. Lights and fans are on same switch so Matt will research these to see if it is feasible and report back to the Board.
- XIII. Audits- 2021 and 2022 Audits are finished but not released (waiting for Bill's review). 2023 audit is ready to begin. Sherri and Tanji are very pleased with new auditor, he finishes in a timely manner.

"As a condo association, Cowpet Bay West is not required to file Articles of Organization/Incorporation. The condo association is not run as a business and is owned by the owners, as stated in our By-Laws. It is governed by a Board of Directors who are

owners of condos that make up the Association. The current President of the Cowpet Bay West Condo Association is William Hanson. The President of the Association grants Tanji Williams, the current Office Manager and bookkeeper for the Association, authority to become the Primary Admin of the Cowpet Bay West Quickbooks Account with the License Number 1543-8745-8682-413.

William Hanson would also like to remove Holly Wescon (yes they have Wescon instead of Weston) as the owner of the account. Tanji Williams should become the owner of the account. She should also replace the Old Primary Admin, Ashinika Watson. Neither Holly Wescon nor Ashinika Watson work for the Association current. The Cowpet Bay West Condo Association would like these changes to our company to be effective immediately.”

XIV. Annual Meeting - no date has been set yet.

XV. John Duncan suggested covering the exposed pipes under the building's to help reduce the repair costs. Also if we had all water meters on a central system this would help pin point the leaks. Matt will follow up.

XVI. John Duncan asked about the feasibility of a CBW pool versus paying for membership to the Elysian pool. Board stated it would be very expensive to build plus maintenance and insurance. A pool is a tremendous liability. John will do a study with associated costs and then a survey to see how many owners would be in favor of this.

Meeting adjourned at 7:34

Executive Meeting 8:18PM, 10/10/23

Present: Sherri Levin, Mike Harrell, Kevin Gregory, Marilyn Blackhall, Rick Hunter and Judi Kromenhoek

This meeting was to discuss salaries, budgeted salaries, raises and cost of living increases. Tanji Williams presented the Board with a very detailed chart. The Board is requesting Tanji add “the hire date and the hire pay” to this chart and get back to the Board.