

3/14/2023

CBW Board Meeting

6:05PM

Present: Bill Hanson, Sherri Levin, Richard Hunter, Melinda Scott, Kevin Gregory, Mike Harrell, Judi Kromenhoek, Matt and Tanji. Absent were Marilyn Blackhall and John Duncan

CBW Insurance Committee Report per Kevin.

March 15, 2023, at a meeting of the Insurance Committee, a decision was made to award the placement of our 2023-2024 property insurance to Theodore Tunic Agency. Details of the final price remain to be negotiated, but the parameters have been set and we expect the final result to be advantageous enough for the association to warrant this change in brokers.

Once final details are in place we will report them in full. We expect this to be accomplished in the next two weeks.

Board will look into "bare wall coverage" for HO6 policies. All Owners are strongly encouraged to have a HO6 policy.

R O Grant - Mr. Mark from DP&R says we need to get a plan & design from an engineering firm and then DP&R will give their report on environmental impact. We will need a CZM Permit. Matt says to use same firm who we presently use. We will have to use CBW money then we will be reimbursed (takes 4-8 weeks). Our approved grant money \$188,000 is good until 2026. We can expand the scope of work to handle our increased occupancy demands. Kevin will follow up.

Owners in Arrears - rules on how to handle these are in Rules & Regulations. Tanji said all Owners are up to date except for one (Garza)

Treasurer's Report - Kevin informed us that to spend \$100,000 or more for a project we will need 2/3 of Owners approval. Matt is permitted to spend up to \$2,500 for projects without formal approval. (Matt to keep Mike *informally* informed about expenses over \$1,000). Over \$2,500 Matt will get Mike's (or any other Director's if Mike is unavailable) written approval. Mike & Tanji will keep the budget in mind as these items come up for approval. Mike can approve expenses up to \$7,500.

Full Board must approve over \$7,500 to \$100,000.

Over \$100,000, per our bylaws, 2/3 of the Owners must approve the expense. Our Office Manager will run these votes.

Waste Treatment Plant - \$130,000 already assessed and approved for this project. Sludge is a critical problem and must be addressed. Mid-April to start this project, we need permit and approval of Owners. Matt & Mike to write an executive summary to present to Owners. Tanji will run the vote.

Laddered CD's are being looked at to increase our income. Must wait to see what our insurance cost will be before moving forward.

Looking into Quick Books on-line system. This should be a more efficient system. Sherri will handle this.

New Grounds Staff Member (Robert). Matt feels he is working out well. Clement is working mostly on irrigation, we now have Clement plus 4 Landscapers.

Termination Hearing for Mutuba is set for 4/13/23. Matt and Tanji must be there.

WAPA Dispute - Attorney Mark Hodges wrote a letter to try to settle this.

Illegal Bedroom Buildouts - at least 4 units have extended their living space to include the seaside porches. They eliminated the hurricane shutters causing possible roof compromises. This may violate our insurance and put others at risk. Bill will address this with these Owners. Kevin made a motion that Owners of said units must provide proof of approval and they MUST put hurricane shutters back. Motion passed.

According to VI code, a bedroom must have a window. Kevin made a motion that Owners of 12LW and 25LW who are violating this code put their units back to original. Motion passed.

Renter Registration- we will try to simplify forms and get everyone to register. Tanji will give renter lists to security. Motion passed. Melinda & Bill will work on procedures.

Judi made a motion to allow renovations to start April 1st instead of May 1st. Renovations will have to adhere to specified times and Owners must notify their neighbors of work being done. Mike seconded and motion passed.

COWPET Bay West, Board of Directors
Motion to Disband the 2022 Ad Hoc Bylaws Advisory Committee

Whereas the Bylaws Advisory Committee was established in response to a March 25, 2022 email from the Board of Directors inviting owners to review and recommend amendments to the Association's 2012 Bylaws, and,

Whereas the Board has repeatedly requested that the Bylaws Advisory Committee report to the Board it's progress to date on their work and recommendations, and the Committee has failed to do so, and,

Whereas the Board's chosen liaison to the Committee, Director Richard Hunter, has again requested a progress report from the Committee and the Committee has failed to provide any such report, and,

Whereas it is the Board's firm position that this is a breach of governance protocol, it is hereby,

Moved that, the Bylaws Advisory Committee is hereby disbanded, and the work of reviewing and recommending any amendments to the Association's Bylaws shall be undertaken by the Board as a whole.

Motion passed by all except Sherri who abstained.

Solar Panels - new date 3/20 & 3/21 for Dale from Solar Tech to install missing panels. We do not owe any money for this project.

Merger & 98 By-Laws - Rick, Bill and Kevin will finalize and give to corporate council and put to a vote. Rick suggested a power point presentation to make it more visual for Owners.

CBS Annual Calendar - Matt and Tanji are working on this to make it easier to handle everyday projects.