

CBW Open Meeting 9/12/2023

6:00PM Present: Bill Hanson, Mike Harrell, Sherri Levin, Kevin Gregory, Judi Kromenhoek, Matt and Tanji

We have a quorum. Minutes from August BOD Meeting are approved.

CBW 2021 Audit is complete. The Board signed a 2022 Audit Engagement Letter and that Audit is expected to begin no later than October, 2023.

Board has approved quarterly financials for posting on owners portal.

Board approved a new retaining wall to protect the new WWTP aeration tank and work area.

Board approved new state of the art aeration system (like Lime Tree system).

Board approved the purchase of new WWTP aeration blowers.

Tree trimming is complete on Leeward and in process on Windward.

Solar Panels, still a work in progress. All but 80 panels are installed.

RO Plant - Association still waiting for its master permit. An engineer is preparing plans to be submitted to the VI government. Photos of progress can be seen on the owners Portal.

CBW truck - we received \$18,475 from insurance and are repairing the old truck. We purchased a Ford heavy duty pick up which is expected to arrive September 15th. The big truck is expected to take several more weeks.

Security Gate - a continuing problem. It was hit by a car AGAIN. Matt repaired with parts he had but waiting for Viya to install new underground internet wires.

Seaside railing are being inspected and repaired as needed. These are much easier to repair than the ones from the parking lot to the condo entrance. Matt and Mike are inspecting and repairing the ones that are really bad. New material (composite) will be used and should alleviate problems.

38 Leeward - 2nd structural engineer inspected and the work is being done by Blanco Construction. Ocean porch to be completed by 9/15 and the rest by next week. 6 Windward ocean side completed and street side going out for bid. CBW is inspecting all buildings going forward.

Association brought back our structural engineer to re-evaluate several units that showed symptoms of structural problems.

Association approved outside contractors to repair porches with structural damage.

OPEN MEETING CLOSED 6:35PM