

## CBW minutes 2/11/2025

6:00PM AST

Present: Kevin Gregory, George Hefferon, Marilyn Blackhall, Tara McCafferty, Bill Brewer, Bill Hansen, Sherri Levin, Rick Hunter, Judi Kromenhoek

Absent: Mike Harrell

Matt Willey and Tanji Williams

January Minutes were approved.

The agenda for the Annual Meeting to be held on Saturday 2/15/25 was discussed.

Keven plans to follow the by-laws and Bill Hansen will help him.

Bill Brewer will give an update on Facilities Committee.

Marilyn Blackhall will give an update on our security.

George Hefferon will speak on the Treasurer's Report.

The unaudited 2024 financials were sent to BOD.

The 2025 Budget is done. It shows a deficit but hope to finish in the black. Insurance will likely go up because we are compelled to use the 2024 appraisal but we will wait for the actual before raising dues. The Insurance Committee is working with Tunick who is working with Lloyd's.

Our Liability policy is for five million and the cost is \$20,000.

All Owners should be required to have a HO6 policy ( this is strongly recommended by Tunick) and Owners must provide a certificate to the CBW office for their policy.

WWTP - the 2 old tanks are being refurbished by Matt and crew in house at a considerable savings in cost. We need an engineer to sign off on this project while providing drawings and stamps. Mirko Restovik and Mr. Grumb are working on this. Mirko hopes to finish by 2/15 and has requested an extension of 20 hours at approximately \$150 an hour to finish. The walkways will go in after engineer stamps. Bill Brewer, Bill Hansen, Mike Harrell, Jim and Matt will continue to monitor.

Security - Marilyn requested Ricky who heads the security to attend the meeting. He told us that guards are on each night with two shifts. First shift is 6:00pm to 12:00am then the next shift is 12:00am until 6:00am. There is a roving guard each night for about an hour to spot check all buildings and lights. If anyone has a problem with guards, Ricky said to call him anytime day or night 340-626-1940.

RO Grant - funds have been allocated and the two bids that were necessary are in. Kevin made a motion that to authorize Ben to submit the two bids to DPNR and persue the grant money. George seconded, all but Marilyn & Bill B approved. Motion passed.

Roof Repair - met with Roger Bresky from Roof Tops. He agreed to give us a quote on pressure washing roofs and repairing where necessary to get possibly 5 more years before replacing roofs.

Declaration Correction Status - There were two goals. One was to make necessary Merger amendments and we needed a 75% vote for this. Second was to change values which required 100% vote.

The Organizational Meeting is scheduled for Tuesday 2/18 at 5:00pm AST

Meeting adjourned at 7:16pm