

CBW Minutes 3/12/24

Zoom Closed Meeting 6:00PM

Present: Kevin Gregory, George Hefferon, Marilyn Blackhall, Rick Hunter, Sherri Levin, Mike Harrell, Tara McCafferty, Bill Brewer, Judi Kromenhoek and past President Bill Hansen. Matt and Tanji were present.

Kevin opened the meeting with a quick review of meeting ground rules. Members should be aware of meeting content being confidential. He asks all to be professional and treat others with respect.

Kevin made a motion to approve January Minutes, Rick 2nd and all were in favor.

Tanji contacted our auditor to let him know we are ready. Waiting for his reply. Owners in arrears, only one who owes \$14,658.25. Association has liens on this property and we are adding 9% interest so Association is protected. George and Rick will reach out to this Owner.

Matt - WTP, we are in the process of plumbing the large tank. Solar panels, Dale delivered 61 of the missing panels, however we do not think they are our panels (speculation is they came from a demolition site). Pro Solar quote to complete original project is \$18,300 with no guarantees since equipment is outdated. He will scrap what we have and replace for \$170,000. We should see a savings in electric of \$7,000 a month (possible 2 year pay back). Bill B. asked for information regarding savings from original panels and at what cost. Rick will discuss with Nick Overmeyer (who was in charge of original project). Matt needs codes from Dale and will try to get as much information as possible before we make any decisions. All agreed.

Roofing - Matt is speaking with Tom (ARS) and Jeff (All Star) about different products to use to prolong existing roofs. He feels we can do painting roofs in house but will need to have additional insurance for those working on roofs. They would do building to building on the level of urgency. Matt will inspect and report on how many buildings have problems and the extent.

Fiber lines will need to be buried making the road and parking spots between the Office and #1 Windward unusable for a short time. Possibly do this in July or August when occupancy is down. Tara suggested using spots from those who rent because renting is low in these months and Matt suggested using the grass area on the beach. Bill H. asked if we could take care of the underground broken sewer line in this area at the same time. Matt indicated that was the plan.

Insurance - insurance committee consisting of Kevin Gregory, Chris Crowe, Bill Hansen, Marilyn Blackhall, & Rick Hunter have a scheduled meeting with T. Tunnick. They are also talking with Guardian. Windstorm continues to be the most expensive and we are looking at a possible 10% increase. Committee hopes to have a recommendation by 3/31. CBW requires Insurance Certifications for all workers but there are times we are not successful.

Matt got a price from Richie (he is the only one who will work under our buildings) to put a 32" X 70" door to the basement of each of ten buildings. This consists of making sure they do not disturb the integrity of the building by cutting these openings so can be quite expensive. Mike thinks we can handle this in house. Kevin will follow up.

Old Business

The 1974 Association Merger only got 2/3 votes when 75% was needed so we need to have Owners vote on this to get the 75% approval. Attorney Hodges is working on this and Rick will follow up. We need to get this done before we can proceed with the amended by-laws.

WAPA Dispute - Rick received an email 3/1 from WAPA attorney saying progress is being made. He feels WAPA is really dragging their feet on resolving this matter.

Structural - under building columns were inspected August, 2021, Bill H. is trying to get Udo to come back for another inspection.

New Business - Mike made recommendations for updating our "Renovation, Maintenance & Repairs" and "For Contractors" policies. Current policies are in the Owners portal. Some changes are "NO access under buildings without our Property Manager being present" and major remodeling only takes place from April 1 through November 1. These changes will be voted on at next meeting after Board has thoroughly reviewed.

Water Consumption - Bill H. & Sherri made a very thorough study of water usage. The average usage is 1,000 gallons per bedroom. About half of our Owners adhere to this but the other half use a lot more. The idea is not to penalize for overuse but to try to make people conserve. We charge .08 a gallon and this doesn't cover our costs. By-Laws prohibit charging for grey water. There are several ways to deal with this and a proposal will be made and voted on at the next meeting.

Security - Marilyn and Bill H. Will discuss. Gate continues to be a problem.

Landscape - Sherri will be director. She made many suggestions that are being implemented.

Motion - Sherri made a motion to keep Motions in a separate list. Tara 2nd and all were in favor.

Kevin adjourned the meeting at 7:53PM

Next meeting will be April 9, 2024