

COWPET BAY WEST NEWSLETTER



CBW Updates and Announcements

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Board Q&A Session 7/12/22

In Lieu of our regular monthly open board meeting, the CBW Board of Directors invites all owners to participate in an open Q&A session with the Board on Tuesday, July 12, 2022 at 7pm, EST. Zoom link invitations will be emailed on July 11, 2022. In addition to periodic Q&A sessions, the Board is now meeting in executive session two times per month rather than one.

NEW BOARD OF DIRECTOR APPOINTMENTS

The CBW Board of Directors would like to welcome Sherri Levin, Chris Johnson, and Kevin Gregory to the CBW Board of Directors. Sherri, Chris, and Kevin will join Judi Kromenhoek for the remainder of 2022. Rather than appoint one board member to replace Marguerite Hefferon, who resigned from the board a few months ago, the board chose to appoint 2 additional members. An email was sent to all owners on June 30, 2022 explaining our selection process and providing background info on the new board members.

Employee Update

Robert Dixon, previously the Supervisor of the Maintenance Team at Bolongo Beach resort– has joined CBW. He brings many much-needed skills to our team. He is a certified electrician, and a/c technician with extensive plumbing and maintenance experience. He has been brought on to help with the trash, but has many other skills that are welcomed. Since Robert has joined the team, he has helped clean out and organize the storage and workshop areas the maintenance team uses and installed three fans on the basement doors. There was previously no wiring, nor lighting in our basements. He added lighting so that maintenance under our buildings will be easier.

Spalling Updates

Major spalling repairs are underway at L-20 and in the storage room under L-19. We encourage all owners to reach out to the office to learn more about our spalling issues and to review photos that staff has taken. It is imperative that all owners are familiar with signs of spalling and that you contact the office immediately if you notice any cracks in the building, bulging on porches or balconies, or difficulty with opening and closing your sliding glass doors. A simple test that each owner can conduct is to knock on their porch tiles with a broom. Potential spalling underneath a tile will sound hollow (similar to the sound when you knock on your interior walls vs. exterior). Please report any signs immediately. We expect that all units will eventually need repair. If you are considering doing a renovation, that would be a good time to have your spalling repairs done. The process involves ripping up the old tile and concrete, applying Sika, and then pouring new concrete. As a reminder– the Association will repair the spalling and will remove your old sliding doors and put them back on when the work is complete. Owners are responsible for re-tiling. We also ask that when owners are contemplating renovation, that they strongly consider replacing accordion shutters with roll down shutters. Accordion shutters have a track that is drilled into the patio, potentially exposing the patio to water infiltration. Roll down shutters do not have this issue.