

CBW Meeting Minutes 6/11/24

Closed BOD Zoom Meeting - 6:00PM

Present: Kevin Gregory, Sherri Levin, Mike Harrell, Marilyn Blackhall, Bill Brewer, Tara McCafferty, Rick Hunter, Judi Kromenhoek, Matt Willey, Tanji Williams and Bill Hansen
Absent: George Hefferon

Kevin opened the meeting by requesting a motion to approve the 5/14/24 Minutes. This was seconded and approved by all.

Matt has been battling with generator problems. One pump that delivers fuel from the large tank has to be replaced. This has been ordered. CBW has had variations on voltage and they have figured out the problem and it is now corrected.

#17WW - problems in wall proved to be more extensive than previous thought. We are working on this and it will be done with our employees. Regarding their missing hurricane shutter, they have received two estimates and will have the work done to comply with CBW requirements supposedly in 3 weeks.

Cistern Cleaning - one is finished and plan to schedule 3 more at an estimated cost of \$45,000. Bill Hansen suggested cleaning from the top (Leeward) because of the flow. Matt said they are doing this but the ones that have the most problems with take priority. The plan is to create a schedule to stay on top of these cleanings for the future.

Solar savings to CBW for the month of May are between \$2,500 and \$3,000.

Day Laborers - we employee Maricela who is painting and Michael who is helping with landscaping. Matt has been picking up day laborers at Home Depot to help with the extensive seaweed problem. They make \$120 a day and are hard workers.

CBW along with our three neighbors have been taking care of the public road above us by keeping the foliage trimmed. This was agreed upon to help eliminate the multiple accidents that were occurring. Our cost, as well as our neighbors, is \$287 a month. After speaking with our neighbors, it was agreed to continue.

Landscaping- there is still a problem with being able to dispose of our landscape debris since that part of the dump is still closed. A lot of the tree trimming has been done but the large trees still need attention.

Old Business:

Kevin continues to work with Attorney Hodge on the Declaration Amendment Status. This has been in the works for a very long time and it was suggested we look into another Attorney which Rick and Bill Brewer will follow up on.

Employee Handbook - this is being worked on with Tanji, Kevin, Sherri, Carla Harrell and Attorney Michelle Meade.

WAPA Billing Dispute - Rick submitted to Attorney Hodge who will finalize our appeal to file with the Commission.

RO Plant - closer than ever. Benjamin and Mr. Marks said we will be "out for bid" by the end of the month.

New Business:

Odd Jobs: Kevin made a motion regarding CBW Employees accepting odd jobs from Owners. After much discussion, it was decided that CBW Employees are not permitted to do odd jobs for Owners during the work day. After they clock out, they may come back for these jobs but CBW will not be liable. Bill B. will fine tune the motion to be voted on at the next meeting.

Landscape position - we are down one landscaper since Robert's departure. Matt and Sherri are very impressed with Manes and Matt decided to make him "Landscape Supervisor ". He will be receiving a raise and Matt will write up his job description.

HOA Late Balance - one Owner continues to be 4+ months behind. George spoke with them and they made a sizable payment but it continues to be a problem. George will follow up.

Renovation Package submitted for WW2, LW44, WW15 have all been approved.

Facilities Committee - Bill B. has suggested this would help with Matt's workload. It would consist of Owners who expertise in necessary areas. Bill will look into this.

Meeting adjourned 7:45