

COWPET BAY WEST NEWSLETTER



CBW Newsletters are written by the Board

BOO - It's Halloween month

Financial Information

WAPA

Project Updates

Fresh Water

Status of Projects

President: Kevin Gregory

Vice President: Rick Hunter

Secretary: Judi Kromenhoek

Treasurer: George Hefferon

Members at large:

Marilyn Blackhall

Bill Brewer

Mike Harrell

[Sherri Levin](#)

Jim Tometich



Trick-or-Treat Night at Cowpet Bay West!

Be on the lookout for pirates, unicorns, and superheroes roaming our community in search of tricks and treats on

Friday, October 31st, from 6:30 to 8:30 p.m.

If you'd like to join in the fun and hand out candy to the kiddos, simply tape the pumpkin picture—which Tanji will place in your mailbox one week before the event—in a visible spot on your door or porch. That way, our little trick-or-treaters will know they're welcome to knock and collect their goodies!

Financial Information:

Assessment Collections

A big THANK YOU to 43% of owners who paid the assessment in full, which allows the much-needed major repairs to begin immediately. For those who need more time, the Board looks forward to receiving the balance due by December 31, 2025. Late fees and interest begin accruing on January 1, 2026.

Owner in Arrears

Three owners have past-due condo fees this month, with a total balance of \$32,830.

2025 Audit

The Board signed the Audit Engagement Letter with the same CPA firm that completed CBW audits over the past few years.

The 2024 audit report, which includes the audited financial statements, is available on the CBW Owners' Portal in the Financials section.

Current Status of Fresh Water Generation

Unfortunately, CBW's decades-old well failed a few months ago. Since then, we have been purchasing fresh water as needed. To remedy this situation the board is considering 3 options:

- 1) Drill a new well,
- 2) Rehabilitate the existing well, and
- 3) Draw water directly from the sea.

We will provide an update in next month's newsletter.

Lunch at the St. Thomas Yacht Club (STYC)

Over the years, many CBW residents and their guests have walked down to the STYC and asked for service at the Galley Restaurant, only to be turned away because the STYC is a members-only club. Recently, the STYC Board of Directors decided to open the Galley Restaurant to the public on a limited basis for weekday lunch service starting November 1st. This will provide CBW residents and their guests with the opportunity to enjoy lunch at the Galley Restaurant and experience the wonderful ambiance of the Galley, with its great view of Cowpet Bay. <https://stthomasyachtclub.org/dining>



Lunch is also served at Sangria's Every day except Sundays.

Basement Door Project Completed

The Basement Door Project, approved by the owners earlier this year, is now **100% complete!** All new doors and fans have been installed, and a master entry key has been issued for all buildings. The contractor also resolved a short punch list of minor items—a missing switch plate cover, a missing receptacle cover, and a power issue in Building 5.

This project enlarged the doors for easier access and added adequate ventilation to the basements, which reduces structural decay. The team has also cleaned all basements. With these fixes completed, the total project cost was **\$252,356.48.**

Facilities Committee Report

Summary of Report

Roof Cleaning & Repairs

Completed Leeward 1-38. Patching and repairs are in progress from L-38 to L-44. Gutter repairs are complete up to L38. **COMPLETED** 😎

This maintenance is expected to extend the roof's life by 5–6 years, pending long-term replacements.

Building Inspections with Walt Engineer:

Walt and Blanco will start inspecting the three estimated repairs. Update: a retainer has been paid and work is expected to begin before October 31.

Concrete & Structural Repairs

Major structural cracks from recent earthquakes were repaired in several Windward & Leeward units. Staff continues addressing spalling & minor cracks. A property-wide inspection is underway to develop a long-term structural plan.

Basements (Doors, Lighting, Fans, & Clean-Out) - **COMPLETED** 😎

Permitting and CZM:

The permit was drafted and submitted to CZM. CBW anticipates signing and returning the approved permit to Marlon Hibbert, DPNR, by the end of the month. Emily Burton is preparing drawings for Amy Dempsey to file for the seawater intake permit.

Railings & Stair Replacement

Detailed inspection list created. Maintenance underway in Windward units 25 & 26. Aggressive replacement/repair plan for steps, walkways, & railings is in development.

Lift Station #1

Estimates are being obtained to replace the lift station at Windward 51. The project cost is expected to be between \$70,000 and \$100,000.

Wastewater Treatment Plant (WWTP) Remodel

Contract signed for \$80,000 with Mirko Restovic Engineering to rebuild two concrete tanks by October. Additional work includes re-piping, electrical upgrades, testing equipment, grading, & railing. Total WWTP rebuild costs projected at ~\$400,000 after all improvements.

Parking Expansion

A committee is exploring creating approximately 15 new paid spaces at the end of Windward, which could generate \$400,000 over 10 years. A questionnaire is planned to gauge owner interest. Options include renting unused visitor spaces to owners with multiple vehicles.

Reverse Osmosis (RO) Plant Grant

Full \$2.6M grant approved; divided into two phases:

Phase 1: Installation of RO plant, electrical, plumbing, & control/treatment equipment.

Phase 2: Replacement of piping systems, backup generator, & possible secondary water source. The start of Phase 1 construction is targeted within 45 days.

UPDATE: A motion passed to authorize Ricardo, a contractor, to proceed with the rehabilitation of the present well and make a judgment call as to whether to continue or stop.



Well

The old motor and pump have been removed. The well is ready for the camera inspection.

Key Recommendations

1. Approve **immediate drilling of two new wells** for a reliable water supply.
2. Continue long-term structural & safety improvements (roofs, concrete, stairs, railings).
3. Move forward with WWTP & RO projects as phased, grant-funded capital improvements.
4. Explore **parking expansion** to generate new revenue.

As a reminder, owners must submit a renovation package of signed documents to CBW in advance for renovations, construction, etc. to receive written approval from the Board. Inspections of your project may occur throughout the project to ensure safety, aesthetics, and compliance with CBW rules. It is important to note, the Bylaws state renovations may occur from April 1 through Nov. 30. The Owners Portal contains all documents needed to assure a safe renovation project.



Note: The Board added "Disclosures to Buyers"