

CBW Meeting 12/12/2023

4:00PM EST

Present: Bill Hansen, Sherri Levin, Kevin Gregory, Marilyn Blackhall, Mike Harrell, Melinda Scott, Rick Hunter & Judi Kromenhoek. Tanji Williams was also present. Matt was not available for the meeting. Missing was John Duncan

Auditor(Tom Singleton) for 2023 Audit is ready. Motion was made to proceed and all were in favor.

CZM permits have a deadline of 1/25 but we can ask for an extension.

RO Plant and WWT Plant are all on schedule.

Employee Bonus - Bonuses will be capped at 2 times weekly salary. This will be budgeted as the maximum but it is not guaranteed. These bonuses will be based on performance.

Kevin and Tanji are working on the 2024 Budget. It was suggested that the Cost of Living increases be passed on to Owners. Kevin would like an increase to Owners to keep up with expenses. Some board members felt a 3-5% was a reasonable O&M increase. We also discussed using the CPI for the territory each year. Mike suggested that we wait a couple months to see if we gain efficiencies with the WWTP, Solar panels and no Merchants Solar Loan repayment (this loan was paid off 12/05/23).

Insurance - it was estimated that our insurance would be \$715,000 but Kevin was informed that the rates are likely to go up by 10% or as high as \$775,000. Marilyn feels an assessment rather than raising our dues would be a better way to go. Raising dues could affect property values. It should be noted that we were severally under-insured for Maria and Irma.

Landscaping- Sherri will form a committee to evaluate the landscaping employees. Tanji will work with her because our landscapers are expected to do more than just landscaping.

Roofs- Mike will go over all options and make recommendations. Our roofs were replaced after Maria and Irma in 2018. We used a silicone product which means we must continue with this product. Our roofs are in bad shape. There are three options:

Option 1 - a metal roof. Life expectancy is 20 to 30 years with a 20 year warranty. Several properties on the island went this route after the hurricanes including Elysian and all are pleased with this product. Cost would be approximately \$1,700,000. the most expensive but lasts the longest.

Option 2 - replace damaged plywood, re-tape and coat. This Option is approximately \$1,000,000 and life expectancy would be 5 to 7 years.

Option 3 - replace plywood with concrete board. This is also a metal roof with open seams and rubber grommets. Because of our climate, this Option has a life expectancy of ten years. Cost is \$1,600,000.

By-Laws - it has been determined that we can require Owners to have a HO6 policy. Not sure how we can govern this. Some condominiums require a "certificate HO6 Policy". For those with mortgages, the lender usually requires this.

WAPA - Rick has been following up on this. WAPA has indicated we would hear back from them by 12/15.

Our Attorney has been working on several issues and is behind. It was suggested we pass on the "Employee Handbook" to another Attorney if he cannot have it done by 1/30.

Structural Repairs - all the columns have been finished. Still working on some of the beams. We have had quite a few earthquakes recently including a 5.1 and a 5.7. We will be sending a letter to Owners (Kevin will work on this with Tanji) to check their unit for any NEW cracks. Bill will contact Udo for an updated inspection.

Bill has been looking into having a "dump trailer" on the beach making it easier for employees. They can just walk the wheelbarrows into the trailer. Then we can concentrate on making the grass area by the beach nice again.

Vehicles - the Ram truck was disposed of and we are using Matt's personal truck for "on property" use only. This vehicle is not road worthy, it is insured for liability. It was suggested CBW buy the vehicle from Matt. Rick will follow up.

Nominating Committee - Melinda will chair and Marquarite Hefferon has volunteered to be on committee but we still need at least one more Owner (non-board member) for this committee.

We had a brief discussion on the Solar panel replacement and concluded that as long as Dale continues to show up with our panels and install them, we would work with him. Once he is done (or if he fails to show up), we will hire Brian at ProSolar to install fusible links on the panels and assure that we are properly connected to the WAPA grid.

The Financials will probably not be ready for the Annual Meeting but we can give approximates.

Annual Meeting to be held at Caribbean Fish Market, February 17, 2024.