

Meeting called to order 6:02PM, 4/11/2023

Present: Bill Hansen, Sherri Levin, Mike Harrell, Rick Hunter, Marilyn Blackhall, Kevin Gregory, Melinda Scott, Judi Kromenhoek, Matt and Tanji

Kevin made a motion to create an Insurance Deductible Fund as a sub account to the Insurance Fund. The Motion:

Whereas, the CBW property, GL and D&O insurance policies renewed March 31, 2023, and
Whereas, we realized premium annual savings on these policies of \$39,239, and
We know that at some point in the future, we will have to fund a deductible following an insured loss and,

Whereas we do not want to deplete our Reserve Fund to cover the inevitable deductible, I therefore

Move that we use this savings to create an "Insurance Deductible Fund" as a sub account of the Insurance Fund.

Motion passed and was agreed to by all.

Motion to address the:

1974 Merger document approval - this is still in review

1998 By-Laws amendment - the (disbanded) by-law committee submitted their recommendations today and the Board needs time to review these.

Sherri made a Motion to reduce CBW risks of "negligent hiring" Her Motion:

I, Sherri Levin, move that CBW Association require a thorough background check using acceptable background check software, approved by the Board for all final applicants being considered for employment at CBW. This background check should include, or if not, be supplemented by, a search of the Judiciary of the U.S. Virgin Islands -C-Track Public Access, PACER, Facebook, Google, and a current police record. Further, said documents must be presented to the entire Board for review and consultation with the hiring manager before an offer of employment is conveyed to the Applicant. Further, all new employees will be subject to a probationary period, without exception, for a length of time set by a majority of the BOD. At the end of the probationary period, a permanent offer of employment must be decided by a majority of the BOD at its regular meeting, or a special meeting called for such purposes. The BOD wants to review this Motion and supporting documents.

WWTP Project - Matt will review and discuss with Mike the status of the 4 bids we have.

RO Plant and Grant Application - we are waiting for the 2nd estimate from Suez. We must hire an engineer for an approved plan to present to DP&R. Our Grant is secure.

Illegal build-outs (into seaside porch) - 3WW & 8LW have shutters but 17WW & 3LW do NOT have shutters. These 2 Owners were notified in writing to have shutters installed prior to June 1, 2023. No response. Tanji will send a second notice.

Update on Solar panel re-installation - Carib Solar Tech finally returned and installed two more sections of our solar panels and verified that they were producing power. That means we have 102 of 336 or 30% of our panels. Bill continues to communicate with Dale to come and finish the job.

Wrongful termination hearing scheduled for 4/13/2023. Rich Hunter will accompany Matt and Tanji to the hearing which will probably be a Zoom meeting. Opposing Attorney has not provided the requested documents. Attorney Mark Hodges will represent CBW.

Defibrillator - before the next BOD meeting, Matt will purchase two defibrillators and weather proof housing for them. One will be outside the Guard House and the other will be outside the CBW Office.

BOD Meetings - Open vs. Closed. Board agreed to hold Open Board meetings whereby Owners may attend Zoom Board meetings in the following months: January, March, May, July, September, and November (the odd months of the year). Owners will be on Mute but may use Chat feature to ask questions. Rick Hunter stated the minutes should NOT be posted on the Owner's Portal until they have been reviewed and approved by the Board,

Ending date for Owner renovations is December 1st of each year. Sherri will post in the Newsletter.

Gate - Matt reported that it will cost between \$4,000 & \$5,000 to repair the gate. This repair will not last. CBW has a residential gate and it is not equipped for the amount of daily traffic we have. Matt will look into an industrial gate (similar to the one at Compass Point), do a cost analysis and present to the Board. Some Board members feel strongly that a good industrial gate could eliminate the nightly guards. One Board member strongly feels guards are necessary. Some Owners are concerned that CBW is a Gated Community yet our gate has not been functioning for quite some time.