

# COWPET BAY WEST NEWSLETTER



## CBW Newsletters are written by the Board

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plant

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## Major Wastewater Treatment Project

To address ongoing problems with our greywater system, the Board has approved a series of strategic investments to both expand and enhance the performance of our wastewater treatment plant (WWTP). As a first step, the Board approved a contract with Restovic Engineering to complete the rebuild and modernization of the WWTP. The initial contract is eighty thousand dollars (\$80,000) and provides for pouring concrete and finishing two of the older existing tanks at the plant. The newly renovated tanks are expected to be operational by October 2025. Upon completion of this phase, the Association will receive stamped as-built engineering drawings.

Once this phase is complete, the Board will evaluate subsequent upgrades. These may include replacing outdated piping, repairing the cracked lift station, upgrading electrical systems, installing monitoring and testing instrumentation, adding railings and other safety features, and hiring a professional WWTP operator. Should the Board proceed with the remaining phases, the whole project would likely extend through the end of the year.

## Reverse Osmosis Plant

The existing Reverse Osmosis (RO) plant is once again fully operational, producing approximately 15,000 gallons of water each day. The Board is working to finalize change orders related to the RO Grant, after which bidding can move forward.

## Owner in Arrears

One owner is in arrears totaling \$13,212.75. The Board performs regular reviews of outstanding accounts. The Treasurer contacts owners in arrears who do not respond to the Office Manager's efforts to bring their accounts current.

## Seaside Railings

Work continues to replace damaged seaside railings. Additionally, drain holes on the seaside porches will be inspected and redrilled, as needed, during the June hurricane preparedness inspection.

## Basement Enhancement Project

The basement enhancement project, previously approved by homeowners, is progressing. The upcoming contract includes openings beneath buildings, adding 30" ventilation fans, electrical and lighting upgrades, and installing doors. Reserve funds will cover the cost of this project, with payments made in two major installments and six smaller installments, totaling \$228,440. The Board is finalizing contract details.

## Annual Hurricane Inspections

Annual hurricane inspections begin Wednesday, June 4.

## Bond Beam Repairs

Structural repairs are underway on Windward Buildings 1 and 2, as well as Windward Unit 32. James Masonry submitted competitive bids of \$27,000 for each project. Given the urgency, work will begin immediately under the supervision of the Facilities Committee Chair.

Bond beam repairs on two Leeward units are currently under evaluation. Bids have been received and are being reviewed.

## Rodent Control Measures

A rodent infestation in two Windward buildings prompted the Board to engage Bee Green Pest Control for an evaluation. While unit interiors are the owners' responsibility, the Board will oversee the treatment of shared spaces, such as attics and basements. A proposal from Bee Green is currently under review. If approved, they will install six bait stations around the exterior of each building and two in the basement of each building. They will maintain these on a weekly basis as opposed to a monthly service. Bee Green will also provide abatement in the basements of the buildings, train our staff to deliver the same service, and collaborate with unit owners in the event of infestation to address issues in the attics or within the units.

## Basement Cleanup and Access Control Plan

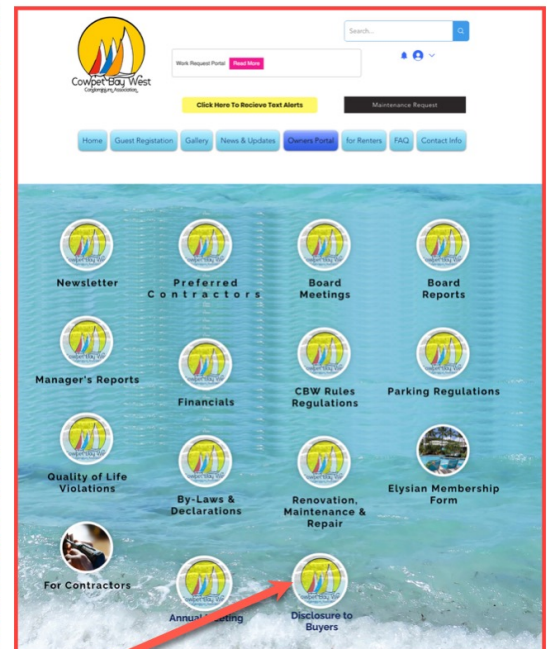
The Board approved a Facilities Committee initiative to clear out basement areas currently cluttered with construction debris and to address persistent water and moisture issues caused by uninsulated AC lines and poorly plumbed drainpipes.

The plan includes hiring a day laborer to assist a staff member with the cleanup once access is available. Following the cleanup, they will replumb and repair the PVC piping for the AC drains and insulate the AC lines to prevent condensation. These efforts aim to eliminate potential rodent habitats in the basements and resolve condensation issues affecting units above.

Once new basement doors are installed, they will be rekeyed with sole access granted to Matt Willey—consistent with best practices observed in neighboring communities.

Although AC lines and drainage pipes fall under unit owner responsibility, the Board has authorized this work to be completed as an HOA expense. However, any future insulation or related repairs will remain the responsibility of individual unit owners.

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”**