

CBW Minutes 10/14/25

Zoom Closed Meeting 6:00PM

Present: Kevin Gregory, Mike Harrell, Rick Hunter, George Hefferon, Jim Tometich, Bill Brewer, Sherri Levin, Marilyn Blackhall, Judi Kromenhoek. Also present were Tanji Williams and Matt Willey

Motion to Accept Minutes of 9/9/2025 - Jim made Motion to Accept, Sherri seconded and all were in favor.

Special Guest: Ricardo Alvarez, President of On-Site Environmental, Inc.

Ricardo discussed his proposal to rehabilitate the existing well and the performance of a flow test to establish well capacity. Our well is 67' deep and On-Site has worked on a well in a similar situation in St. Croix with great results. His procedures will attempt to unclog the well of sediment, he uses high pressure jetting and acid dissolution and cameras. CBW is currently spending about \$16,600 a month to purchase water. Our well is not producing. There are several advantages to this procedure, cost, no permits are needed and it is faster. On-Site's estimate is \$28,040 to rehab our present well (a complete breakdown of the cost is available in the CBW Office). To drill a new well, the cost is \$93,300.

Motion: George made a motion giving Ricardo authorization to proceed with the rehabilitation of our present well, Ricardo will make a judgement call as he gets into the procedure whether to continue or not. Jim seconded the Motion and all were in favor. He hopes to start within a week.

Treasurers Report:

Fidelity Insurance	\$ 314,530.
Fidelity Disaster	\$ 774,042.
Fidelity Repair/Replace	\$ 222,945.

Total Fidelity **\$1,311,517.**

\$77,737 was paid to Doren, Hughes for Basements

\$228,000 has been paid for the Special Assessment, representing about two-thirds of the total expected by year end.

Budget: Kevin is working on this but not available as yet.

Short-Term Rentals: there was much discussion on the problems arising from short-term rentals. There are Owners who disregard the rules of two guests per bedroom. There is also a potential problem with insurance. If it is found that CBW has more than 50% who rent for more than 6 months per year, our insurance rates could increase substantially. The Board will be looking into this and decide what our options and penalties are. A minimum night rule of at least three nights per rental is being discussed.

STYC: the Yacht Club is launching a new menu and will be open to the public for week days lunches. A mention of this and a link to the menu will be provided in the Monthly Newsletter.

Engineering Retainer: Mike wants to give Paul Ferreras PE, a \$10,000 retainer in the hopes we will get better and faster service. They have a two hour minimum when called out and we would like them to disregard that and bill us on a per hour basis. This is all subject to monthly statements, written reports with drawings. Bill will draw up a contract.

Motion: Mike made a motion to establish a \$10,000 retainer with Paul Ferreras, PE (to give us fast, regular access to Walt Basalt, PE who works for Paul Ferreras Engineering firm). Kevin seconded and all were in favor.

Leeward 19: there are many large cracks. Walt from Paul Ferreras Engineers will be called to come out and see exactly what we are dealing with. Matt wants the entire building looked at and then Jim and Matt will review our options.

RO Plant: this is moving forward. Ben Keularts reports Custom Builders will not have to revise their bid. Ben will submit required work scheduling paperwork with DPNR and peruse our project funding. We expect actual RO plant installation will require our CZM Permit. Tanji reports it has been approved, we are just waiting for it.

Roof Cleaning: Windward is finished and they are at 42-Leeward. They are finding a lot of leaks and this is taking a lot of time.

Parking: this issue has been tabled. People will have to deal with their one deeded parking spot per unit.

WWTP: the last pour of the two tanks should be complete within the next two weeks. The plan is then to move on to phase 2.

Grinder Station: Nothing new to report. The Fac Committee knows this is a priority and will try to get a plan in place ASAP.

Basements: This project is complete. We now have to concentrate on getting AC lines to drip outside basements and re-insulated AC lines that are creating condensation.

Structural Issues: discussed bringing on a full time staffer who is proficient in dealing with these issues. Jim will be back on island in January and will go over the entire property with Matt.

WAPA: Rick is still working on resolving this without much help from WAPA. Nothing new on the complaint he filed with PSC.

Security: the idea to create a “Safety & Security Committee “ has been tabled until season when we have more Owners on property.

Employee Assessments: these will be discussed at the November meeting.

Meeting Adjourned 8:10PM

Next Meeting November 11, 2025