

CBW Minutes 11/11/2025

Open Zoom Meeting 6:00PM Puerto Rico time

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

There were about 30 Owners who were on the Zoom Meeting.

Kevin opened the meeting.

Motion - Rick made a motion to accept the October Minutes, George seconded and all were in favor.

Treasurer's Report:

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|---------------------------------|---------------------|
| Fidelity Insurance Account | \$ 375,199. |
| Fidelity Disaster Account | 776,531. |
| Fidelity Repair/Replace Account | 123,899. |
| Fidelity Total | \$1,275,629. |

Quick Books Status: Sherri reported that we are ready to move from Quick Books Desk Top to Quick Books On Line. She is ready to bring in a Quick Books Advisor. We will still have between 260-270 accounts in the general ledger. The -ian is to switch by January 1st. Tanji will be trained on the new system while the old system will be available as a back-up.

Sea Water Intake: the consensus is the old well may be rehabilitated giving us a projected water flow of 30 gallons per minute. This will help the new RO machine. We are looking to partner with STYC using their dock for the sea water intake. This will considerably reduce the permitting time and will eliminate the need for a new study by the Army Corps of Engineers and could be finalized within 60 days.

CBW would sell our excess water to STYC, the first 25,000 gallons a month would sell at our cost.

Kevin suggested forming a four-person committee, including Bill Brewer, Jim Tometich, Mike Harrell and himself to work on the RO grant and make decisions without reconvening the entire Board. These four have been very involved with this issue from its start.

Short Term Rental Regulation: proposed regulations for STR's were discussed. Limiting rentals to 182 days a year with a possible \$150 a day fine for over 182 days, requiring guest registration, a 5 day minimum, policing the rental ads and adhering to amount of guests per bedroom permitted. Possible insurance increases and ability to get mortgages was also discussed. Larissa (an Owner) emphasized that the Declaration does not restrict rentals and questioned how long term tenant owners could be affected by such restrictions.

Sherri asked how many complaints there were on this issue.

Bill asked to see documents challenging the insurance, mortgage and tax issues. He also wants to know how to enforce this.

Kevin proposed tabling the STR issue until the December meeting allowing for further research and discussion.

Owners were encouraged to share their ideas and concerns on STR's in writing to the Board.

Annual Meeting: February 7, 2026 will be the date for CBW Annual Meeting. Tanji will try to have the financial statements ready although it will be a tight timeline.

We will have 3-3 year terms up for election, Kevin Gregory, Marilyn Blackhall and Sherri Levins terms are up. Each of the three are eligible to run for one more term. Owners have one month prior to the meeting to turn in their applications, which would make the deadline January 7th.

We need to go ahead and form a nominating committee which consists of a chairperson who is on the Board. George has volunteered for this position and we need two other Owners (these do not need to be on the Board).

Once applications are in on January 7th, the Nominating Committee has 1 week to make their recommendations which will be added to the ballot and sent out to all Owners by January 14th.

Tanji will have "Election Runner" ready to start the election by January 15th. Results will be announced at the Annual Meeting.

Facilities Committee Reports:

WWTP: Bill reported that the pouring of the two tanks will be completed by the end of next week with final payments expected within two weeks. Then they are on to Phase 2.

Structural repairs for Leeward 19 were being evaluated with additional engineering assessments and quotes being obtained.

Bill explained the Facilities Committee has plans to develop a "2026 Capital Budget and five-year plan". This will be so we can stay on top of major maintenance items including building exteriors, painting, roofs, cistern cleaning etc.

Matt discussed the use of gray water. Bill suggested we wait for chlorine testing results. He feels the need to consult with Merko, a professional engineer, before releasing water.

WAPA: Rick reported that no progress has been made due to cancellation of scheduled meetings and staff changes. He will continue to try to resolve this issue.

Meeting was adjourned 8:30pm