

COWPET BAY WEST NEWSLETTER



CBW Newsletters are written by the Board

Bill Friend, R.I.P.

Owners in Arrears

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2024 Audit

Waste Water Treatment Plant

Reverse Osmosis Plant

Financial Update

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Hurricane Preparation

Lift Station

Improving Project Mgt

Parking

President: Kevin Gregory

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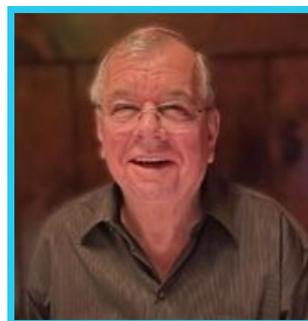
Marilyn Blackhall

Bill Brewer

Mike Harrell

[Sherri Levin](#)

Neighbor & Friend Bill Friend Rest in Peace



Bill became my next-door neighbor in CBW more than 10 years ago. From the beginning, I enjoyed his cutting wit, Bill pulled no punches. It was Bill who recruited me to serve on the CBW Board. He truly loved and wanted to improve CBW. Bill was what I would call a “hands-on” board member. He was on the first flight to arrive from Philly after Hurricanes Irma and Maria. His expertise with generators was invaluable and truly made life at CBW less miserable in the aftermath of the storms.

I will always be grateful to Bill for his efforts for the betterment of our community.

RIP Bill Friend. *By Chris Crowe*

Click to read [Bill's Obituary](#)

Financial Information

Owner in Arrears

One owner has past due condo fees this month, with a total balance of \$20,841.12

2024 Audit

The auditor submitted the 2024 audit with an unqualified opinion. The audit report, which includes audited financial statements, is available on the CBW Owners' Portal in the Financials section.

Wastewater Treatment Plant

The wastewater treatment has stabilized, and the bacteria are working. The treated water is clear and odorless, with a pale yellow color, and passes all water testing.

Until recently, we have been using this water only to irrigate Leeward vegetation. The Board is considering a proposal to initiate a trial during this quiet time to also use this water for Windward irrigation and for all toilets.

If successful, this would give us some relief if the facilities work is not completed by high season. See a summary of the August Facilities Committee Report on page 4.

Reverse Osmosis System & Water Supply

The well supplying raw water to the RO system has failed, forcing CBW to purchase water for both potable use and toilets. Year-to-date, this has cost **\$70,546**, with current deliveries running **\$425 per load** for over **250,000 gallons per month**. DPNR has approved 50% of our grant request. Based on our consultant's advice that additional funding should be available next fiscal year, we are splitting the project into two phases. Phase 1, to be executed as soon as possible, will cover the essentials—the RO machine itself, along with the necessary electrical and plumbing connections. See a summary of the August Facilities Committee Report on page 4.



Strengthening Financial Oversight and Planning

The Finance Committee reported a reserve balance of \$769,000 after recent project withdrawals. With projected shortfalls and significant infrastructure needs ahead, the board evaluated funding options. To strengthen financial stewardship, the board approved two motions:

Motion 1: CBW will maintain separate accounts for Reserves, Insurance Premiums, and Capital Asset Replacement Funds. No funds will be co-mingled.

Motion 2: Interest, dividends, and capital gains will remain in the account that generates them unless otherwise voted on by the board.

CBW is preparing to transition to QuickBooks Online on January 1, 2026, to modernize reporting, strengthen controls, and improve financial transparency.

Assessment - In a 7 to 2 vote, the Board passed a \$375,000 assessment with a 12/31/25 due date to make much needed capital improvements.

Hurricane Preparedness & Maintenance Updates

Weep holes: 35 units require PVC weep holes for drainage. Installation will require a boom lift.

Generators: both generators are fueled and operational. Matt will implement a weekly inspection schedule to include safety checks of seaside railings, and a punch list for final basement enhancement items.

Trees: trimming has been completed.

Roofs: All of the Windward roofs have been power washed and repaired as needed.

Energy and Solar Status: The solar system was working marginally at the beginning of the year, but is now totally offline. The board will revisit next steps after some more critical issue are resolved.

Lift Station 1 – Critical Upgrade

The only estimate received for repairs to Lift Station 1 was deemed too high. The Facilities Committee is exploring more cost-effective repair options than the original proposal.

Improving Project Management

Concerns have been raised about project delays and payment disputes, particularly with the basement enhancement projects. Going forward, the Facilities Committee will require all contracts to include detailed draw schedules and retain 10% until the project is completed and approved.

Parking Lot Update

One owner requested that parking spaces be widened to accommodate larger vehicles. The Facilities Committee will evaluate this request and respond.

See the Facilities Committee Report on Page 4

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"

Facilities Committee Report

Summary of Report

Roof Cleaning & Repairs

Work has been completed on three Windward buildings, with Building 14 underway.

This maintenance is expected to extend the roof's life by 5–6 years, pending long-term replacements.

Concrete & Structural Repairs

Major structural cracks from recent earthquakes were repaired in several Windward & Leeward units.

Staff continues addressing spalling & minor cracks. A property-wide inspection is underway to develop a long-term structural plan.

Basements (Doors, Lighting, Fans, & Clean-Out)

All basement access doors were cut in for installation.

Electrical wiring, lights, & fans installed; Building 17 needs extra venting. Completion expected mid-September.

All basements cleaned except Building 17. Staff will insulate lines & extend drainage outside by October 2025 to reduce condensation.

Railings & Stair Replacement

Detailed inspection list created.

Maintenance underway in Windward units 25 & 26.

Aggressive replacement/repair plan for steps, walkways, & railings is in development.

Lift Station #1

Estimates are being obtained to replace the lift station at Windward 51.

The project cost is expected to be between \$70,000 and \$100,000.

Wastewater Treatment Plant (WWTP) Remodel

Contract signed for \$80,000 with Mirko Restovic Engineering to rebuild two concrete tanks by October.

Additional work includes re-piping, electrical upgrades, testing equipment, grading, & railing.

Total WWTP rebuild costs projected at ~\$400,000 after all improvements.

Reverse Osmosis (RO) Plant Grant

Full \$2.6M grant approved; divided into two phases:

Phase 1: Installation of RO plant, electrical, plumbing, & control/treatment equipment.

Phase 2: Replacement of piping systems, backup generator, & possible secondary water source.

The start of Phase 1 construction is targeted within 45 days.

The committee recommends drilling two new wells (approximately \$ 50,000 + \$ 11,000) instead of using seawater, due to lower filtration & salinity issues.

Parking Expansion

A committee is exploring the creation of approximately 15 new paid spaces at the end of Windward, which could potentially generate \$400,000 over 10 years. A questionnaire is planned to gauge owner interest. Options include renting unused visitor spaces to owners with multiple vehicles.

Key Recommendations

1. Approve **immediate drilling of two new wells** for a reliable water supply.
2. Continue long-term structural & safety improvements (roofs, concrete, stairs, railings).
3. Move forward with WWTP & RO projects as phased, grant-funded capital improvements.
4. Explore **parking expansion** to generate new revenue.