



COWPET BAY WEST NEWSLETTER

CBW Newsletters are written by the Board

Annual Meeting

Run for a Board Position

FinCOM SubCommittee

Owner in Arrears

Finance Committee

Meet Facilities Committee Members

Project Updates



President: Kevin Gregory

Vice President: Rick Hunter

Secretary: Judi Kromenhoek

Treasurer: George Hefferon

Members at large:

Marilyn Blackhall

Bill Brewer

Mike Harrell

[Sherri Levin](#)

Jim Tometich

Annual Meeting

Mark your calendars for the 2026 Annual Meeting

February 7, 2026

10 AM

The meeting will be held in person at the Caribbean Fish Market AND Online via Zoom



Unhappy with How Things are Going?

Take an active role—Run for a Board position!

Three CBW Board seats are opening. Your voice and leadership can make a difference.

Click to contact the [CBW Office](#) today for a *Prospective Board Member Application*



Interested in Reducing Future Assessments?

Volunteer to Explore Revenue Generating Options

The Finance Committee (FinCOM) is seeking volunteers to explore ways to generate revenue to offset future special assessments.

One idea will generate ~ \$400,000 over 10 years!

We want YOUR ideas!

Click to contact [Sherri Levin](#)

if interested in exploring ways to continue enhancing CBW in a financially responsible manner!

Financial Information:

Owner in Arrears

One owner has a past-due total balance of \$17,424. Interest and fines continue to accrue on all past-due amounts.

Assessment Collections

Please plan to pay all balances due on the Special Assessment by December 31, 2025. Thank you!

Facilities Committee (FC) Members:

To ask FC members specific questions, please ask Tanji for their email addresses.

Bill Brewer - experience in the construction industry, licensed attorney

Bill Hanson - Past CBW Board President

Mike Harrell - extensive knowledge of CBW systems for over 50 years

Larissa Staszkiw - licensed attorney with contract and litigation expertise

Jim Tometich - licensed architect

Matt Willey - Facilities Manager, with expertise in CBW infrastructure



REMINDER: You may cast your vote using the Election Runner link Tanji provided or ask Tanji for a paper version, which you may complete and return via Email.

Board looks forward to hearing your opinions.

Finance Committee (FinCOM):

FinCOM is seeking four new members with any of the following: academic credentials, professional certifications, finance/capital budgeting experience, CIRA standards (ASC 972), forecasting, other financial analytics, and an open mind to think outside the box to explore creative ways to reduce CBW expenses and increase revenue.

FinCOM applicants who aspire to a Board position are ideal.

Non-owner (external) FinCOM members are highly sought after for their inherent objectivity.

Peter Bush - PhD Finance (external member)

Sherri Levin, CPA, CFE

Nate Witmer, CPA

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

Except for three units, this project is almost complete.

Building Inspections with Walt Engineer:

Walt and Blanco will start inspecting the three estimated repairs. Update: a retainer has been paid, and the work is expected to begin before October 31.

Concrete & Structural Repairs

Repairs to major structural cracks continue throughout the property.

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

Permitting and CZM:

CBW received the CZM permit from DPNR. COMPLETED 🕶️

Railings & Stair Replacement

The detailed inspection identified 57 seaside railings that need replacement due to a deteriorated metal bracket. The replacement project began immediately. Blanco Construction and one other contractor will assist in expediting project completion. More to come next month.

Lift Station #1

This project is temporarily on hold to address safety issues associated with the other projects.

Wastewater Treatment Plant (WWTP) Remodel

Mirko Restovic Engineering completed the \$80,000 contract to pour two concrete tanks. Two new contractors, Blyden and SSI Aeration, will make recommendations to bring the two new tanks back to their original 1988 design. Projected costs = ~\$400,000.

Sea Water to RO Water

Kevin Gregory, President of the CBW Board, made a handshake agreement with Chris Rosenberg, Commodore of the St. Thomas Yacht Club, that grants CBW the right to draw water from the STYC dock and requires CBW to provide clean water to the STYC at a reduced rate.

“The St. Thomas Yacht Club has agreed to let us use their dock for the intake, so we’re in good shape there” (Matt Willey).

VI licensed architect, Emily Burton, completed drawings for the seawater well, which have been submitted to DPNR.