

COWPET Bay West Condominium Association  
Board Meeting

June 14, 2022          6:30PM          **Executive Session**

In attendance: Bill Hansen, Michael Harrell, Alan Gordon, Larissa Staszkiw, Judi Kromenhoek, Matt Willey

Discussed audit.

Discussed property behind RO plant and a plan of action.

Bill is working on our appeal with WAPA

**Open Meeting**          7:00PM          June 14, 2022

Attendance: Bill Hansen, Michael Harrell, Alan Gordon, Larissa, Judi Kromenhoek, Matt Willey, Tanji

Property Tax Bills - Condo owners may have been taxed at the incorrect mileage rate, resulting in increases of double or more over prior years. **Bills** may not also fully reflect amnesty payments or homestead tax credits. You should receive corrected bills by June 30th. If not, call 340-774-2991, option 2 or option 5.

Matt - All 8 columns needing repair have been fixed. Under buildings are very damp and this is causing damage to infrastructure. Ordered 3 - 18" fans to try to circulate air but we must eliminate clothes dryer vents venting into our sub-structure.

Matt - Hurricane inspection is going well. As well as normal inspection, they are inspecting all seaside railings (found 6 on Windward that need immediate attention). Also checking for spalling on seaside porches. If replacing shutters, feel electric are better on the concrete floor to be glued and not screwed into concrete.

Matt - 20 Leeward is much more extensive than previously thought. ESTIMATE to be about \$12,000 and extensive cracks below in 19 Leeward.

Matt - trash system is working well. PLEASE NO PAINT CANS OR CONSTRUCTION MATERIALS! These will mean a \$1,000 fine to CBW.

Matt - Solar panels waiting for wire from Solar Caribe. Roofs are refinished & ready for panels. During tree trimming, we will check other roofs.

Matt - new hire employee is doing great.

Matt - small pick up back on property but in accident. \$5,000 to repair.

Matt - Generator needs enclosure. Figured a way to install automatic electric shutter that would open when generator is running to give needed ventilation and to build at back end a 6' chain link fence with a roof. Alan thinks in addition to this a fan would help.