

CBW Board of Directors Meeting

Date: 4/8/2025 Time: 6:00pm ZOOM

Present: Kevin Gregory, George Hefferon, Sherri Levin, Marilyn Blackhall, Bill Hansen, Jim Tometich, Mike Harrell & Judi Kromenhoek. Tanji Williams & Matt Willey were also present.

Absent: Rick Hunter and Bill Brewer

Meeting was called to order and the March Minutes were approved.

Handling necessary repair projects and how they should be approached in light of our Financial control guidelines (Facilities Committee may approve up to \$7,500., BOD may approve up to \$100,000 without an Owners vote and Matt may approve up to \$2,500.). Not necessary for formal board approval if repairs are deemed essential.

Landscaping - Alfred will do planting in area between W17 and W23. He will do this for cost of the plants and \$1,000 labor. Matt is putting a hold on this project until we get our water issues resolved. New plantings require a lot of water.

Report on inspections of seaside railings and fresh water toilet connections.
13 units are presently using fresh water in their toilets, not known if any are metered.
Seaside railings: 5 need full replacement, 9 need repairs and 59 need painted

Treasurer's Report:

	Jan 2026	Feb 2026	March 2026	April 2026
Fidelity	\$1,504,513	\$1,596,625	\$1,661,167	\$1,404,657
Fidelity Ins.		\$542,646	\$603,948	\$294,250 Partial Premium paid \$371,370.
Fidelity Reserve		\$1,026,645	\$1,029,811	\$1,055,572
Fidelity CARP		\$27,334	\$27,408	\$54,835- \$17,680 paid to Doren & Hughes
Accounts				
BP Payroll	\$6,705	\$6,425	\$12,453	\$1,612
BP Operating	\$47,671	\$35,562	\$9,208	\$37,350
BP Insurance	\$4,409	\$4,409	\$4,409	\$4,409
M Reserve	\$36,327	\$35,526	\$35,327	\$35,327
Petty Cash	\$1,400	\$1,265	\$1,010	\$1,050
SBA loan	\$628,684	\$625,391	\$623,995	\$621,911
Bal 2.5 per cent				
Owners in Arrears 12/30		1/31	2/28	3/25
Olgren	\$6,052	\$7,816	\$9,955	tbd

A Vote to approve closing the Merchants Reserve account 10011252, and transferring all of the remaining reserve funds, \$35,327.02 to Banco Popular Operating Account was **approved**.

A Vote to close Banco Popular Insurance Fund account: 196094557, and transfer all of the remaining insurance funds, \$4 408.73 to Banco Popular Operating Account was **approved**,

Each set of funds will then be moved to their respective Fidelity accounts.

WWTP - this plant is suffering because of too much chlorine. Our fresh water system is making about 10,000 gallons a day and we are supplementing this with buying water at \$425 a truck. This water issues going into the gray water cistern.

We are asking all Owners to not use Clorox in their toilets or washing machines, this kills the “good bugs” needed to keep the water good. Please use alternative products such as OxiClean.

Still need engineering reports

RO -plant is not working. Poly Carib is working on a new filter system. The old filter housing blew up and we installed temporary filters but this is not working as hoped. There is a manganese in the pipes due in part to chlorine. A possible fix is with muratic acid. This line was flushed 30 years ago and today there are more restrictions.

Still waiting on a couple changes from the two bidding companies for DPNR.

Looking into a temporary system or possibly renting a portable unit. Matt will check with Poly Carib.

Once the two new holding tanks are up and running the problems will be solved.

CBW fresh water is checked monthly and is safe to drink.

Jim reported that our roofs need work. Roger Bressi from Rooftops VI will power wash and inspect the roofs. \$4,000 for one building, if repairs needed it is \$85. an hour plus materials.

During inspection, Jim found that a large amount of the drainage holes on the seaside porches have been tiled over and others are clogged up with debris. This caused problems when water accumulates and is absorbed into the walls. When the men do hurricane inspections they will use a drill to open up clogged holes and drill new ones where they have been tiled over.

Basement enhancement job. Contracts signed and work is scheduled to begin on Monday, 4/14. This job required an Owner’s approval and 97% voted to proceed with this project.

Upon inspection, Windward 1 & 2 needs immediate attention because of the deteriorating walls. Matt will have scaffolding brought in.

Sherri reported that the Finance Committee is coming along with a couple of qualified people interested.

Sherri would like the BOD to adopt a new Quick Books System effective 1/1/26. She would like to make all unused accounts inactive so they do not show up on the Financial Reports. We will discuss and vote on this at the May meeting.

There was a motion made to issue the new Employees Handbook. After some discussion this passed.

Rick is still waiting and working with WAPA.

Meeting adjourned at 7:40pm