

CBW Minutes 1/16/2024

6:00PM Open Board Meeting on Zoom Present: Bill Hansen, Sherri Levin, Kevin Gregory, Marilyn Blackhall, Mike Harrell, Rick Hunter, & Judi Kromenhoek. Matt and Tanji were also present. Missing was John Duncan

Minutes from December were approved.

The 2023 Audit is nearly ready for the signed agreement with Auditor Tom Singleton.

Treasurer's Report: we have \$550,000 in the insurance account, \$666,000 in the Reserve Account and \$120,000 in Operating Account. Our insurance renewal is 3/31 and could possibly go up to \$775,000 (we will have the funds in that account when payments are due). Kevin ordered a new appraisal as is required. He thinks it is best to stay with Tunick for our Liability and D&O Insurances.

Old Business: We are still waiting for Attorney Mark Hodges on the 5 items he is working on. CZM permits - we need a letter from him. WAPA Appeal Merger Approval Amended by-laws 5th item is revised Employee Handbook- the Board has decided to give this item to Attorney Michelle Meade to review. Bill will try to get Mark working on these items with a deadline.

RO Plant Grant - Mr. mark & his teaming are reviewing. Matt is getting weekly updates before we can go out for bids. Within 2024 weeks plan to re-vamp our fresh water delivery.

WWTP - one new blower installed. Waiting for consultant. CBW does not charge for gray water or sewage and the current charge of \$.08 a gallon for fresh water does not cover our costs. We are looking into possible solutions. Both the RO & WWTP plants are over 47 years old and with our new systems they should be much more efficient and cost effective once up and running. At this time our water usage has doubled from last year.

Defibrillators are on property and Matt has secured two water proof bags to fit in the boxes. Kevin and Matt were trained on the usage and are certified. They indicated these are extremely user friendly.

We are still waiting for the remainder of our solar panels and Dale continues to be unresponsive. A motion was made to pick up our panels and replace Dale with Pro Solar. We will get a cost proposal within two weeks. Passed unanimously.

New irrigation is in place and the grounds look much better.

Kevin asked that the monthly meetings be changed from Tuesday to Wednesday.

Kevin wrote a Disclosure to Buyers of CBW Condominium Units to be given to all new owners. Rick will review and it will be put in place.

Structural Engineer Udo is to come back to property to re-evaluate the buildings. It was suggested by him that the basement areas under all the buildings need flow through ventilation. There are some units that have dryer vents into basement area and these will have to be moved because they cause too much moisture. Also some units a/c drain into this area and that will have to be changed.

New Business:

Annual Meeting to be held the morning of February 17, 2024 at Caribbean Fish Market.

Mike Harrell will head the nominating committee. Melinda Scott resigned from the BoD and we thank her for her time while serving on the Board.

Matt has hired a painting contractor. He is working on the teal paint street side on Leeward then on to Windward. He will inspect for wood rot as he proceeds but Matt is confident in his work.

VIYA from units 1-17 Windward continue to have problems. There is a temporary cable that is unreliable and we are trying to work with them to resolve.

ADM has established communication to the Gate. Owners will have to set up new gate codes and have their clickers updated. This will take some time to set everything up.

Open Session Closed at 7:15pm