

COWPET BAY WEST NEWSLETTER



CBW Updates and Announcements

CBW WORK UPDATES

- ✓ Roof power-washing and re-sealing continues on Leeward in preparation for install of solar panels beginning April 16.
- ✓ Prep work on column forms under our buildings continues as we await materials to arrive on-island to complete structural support column pours.
- ✓ CBW staff will start work soon on patching and grinding uneven sidewalks and walkways to minimize trip hazards while we investigate long-term replacement of sidewalk materials.
- ✓ Tanji is working on updating info on the CBW website: www.cowpetbaywest.com
- ✓ Our generator has been acting up recently, with multiple “tripping” episodes. We will update owners as we have our technicians trouble-shoot.
- ✓ Electric boxes install has been completed on Leeward and Windward. However, some “cut off boxes” still need replacement once parts arrive on-island.
- ✓ Security camera installation continues. Matt, who has a background in networking, has been saving CBW substantial fees by installing much of the camera system himself.

REPLACEMENT BOARD MEMBER APPOINTED:

Goodbye Bill, Hello Judi!

We are sorry to announce that board member Bill Leitch recently retired from the CBW Board of Directors. Bill, a full-time resident of Cowpet for many years with a total of five years in service to the Cowpet Bay West community as a board member, will be sorely missed. Thanks to Bill for his service during those difficult years after the hurricane!

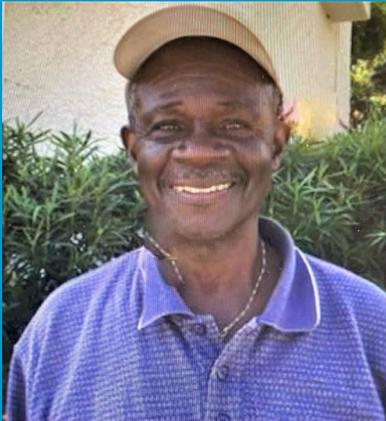
Bill’s retirement left an opening for a new appointment to complete the one-year remaining on his Board of Directors term.

In accordance with the CBW By-Laws, Article II Section 6, the Board of Directors convened a special meeting on March 16, 2022 for the purpose of selecting a temporary member to replace a resigning board member. The decision to elect a replacement to the board due to a resignation rests solely with the remaining members on the Board of Directors (Article II. Section 6). However, since this resignation occurred close to the recent BoD annual elections, the board also wanted to acknowledge the owners' preferences during their deliberation about the empty seat. Three applicants were elected to the board last month (Alan Gordon, Larissa Staszkiw, and Mike Harrell), and Judi Kromenhoek received the next highest number of votes by all CBW owners, making her a preferred choice for the fourth member of the board.

With the results of the recent elections in mind, three candidates were nominated for the board replacement seat, and in a majority vote of 4:2, the board elected Judith Kromenhoek (W-42/44) to replace Bill Leitch for his remaining one year term.

Judi has been a full-time resident of CBW for many years, returning home to Georgia 2 months/yr to visit children and grandchildren. She comes to us with years of experience serving on earlier boards, and a long history of living at Cowpet. Welcome Judi!





“MR. BROWN”

As many of you may have heard, Mr. Balvin Brown, our long-time landscape specialist, announced suddenly his retirement last month. Beloved and appreciated by many owners for his expertise, wisdom, and wit, Mr. Brown was a staple of life here at Cowpet Bay West.

Some owners already gave cards and donations to Mr. Brown for his retirement, but many others have asked about a Go-Fund-Me for Mr. Brown since he was not a full-time employee with retirement benefits.

Melinda Scott of the Landscape Committee kindly has established a [Go-Fund-Me in honor of Mr. Brown’s years of work at Cowpet West.](#)

Although we occasionally may see Mr. Brown on property helping out some of the team he left behind, we certainly will miss seeing his smiling face on a regular basis!

UPDATES FROM THE BOARD OF DIRECTORS

MASS OWNER EMAILS: Despite our many requests, owners continue to send out mass emails to other owners, many of whom specifically have asked that their emails remain private and not be shared for such mailings. In an attempt to address this problem, the Board asked Tanji to create 2 distinct email lists: The “**Office List**” which would include all pertinent contact information for all CBW owners. The second “**General List**” would contain **only** the contact info that owners are willing to share with all other owners. Tanji recently sent an email to all owners asking for their updates for BOTH of these lists. Please send your updates back to the office asap. And if you feel you must send an email, please bcc your recipients!

Please stop invading owners’ request for privacy and stop sending mass emails!

Thank you!

PARKING: While our parking lots are far from full recently, please adhere to the CBW parking policy while the BoD attempts to find a solution to our parking woes, especially for 2-car 2-career families who live here full time. Last month we thought we had a low-cost solution with a proposed, small parking area. However, we discovered because of the age of our property, we did not have the proper permitting to do the work. Please be patient while we find a solution. And remember: 1 car per condo in its proper parking space; guests spots daily, upon availability until we find a solution. Thank you!

BEACH CHAIRS: The Elysian has at least 45 lounge chairs on backorder, now due for delivery sometime on April. We also were told that the broken chairs would be re-strapped starting immediately. Until the new chairs arrive, please be patient and considerate of your neighbors in not taking more chairs than your party may actually need. Thanks!

BOARD CONTACT: Questions or concerns for the Board? Please send them to us via the office email and we will get back to you as soon as we can!

UPDATE ON THE GATE

As of this publication, the gate clickers are working again! However, it may be a temporary fix. We continue to have a problem with the aging motherboard that controls the electronics in the gate. Matt, our facilities manager, has assured us that replacing the entire gate is not only extremely costly; it is absolutely unnecessary. Although Centurion did a quick fix on the motherboard last week, it appears that it may need to be replaced at a cost of about \$3500. We will keep everyone updated. If the gate goes down again, please use your four digit code or card to enter the premises!! Thank you!!

PLEASE REMEMBER THAT YOU MUST PULL UP CLOSE TO THE CENTER OF THE GATE WHEN YOU ARE LEAVING IN ORDER TO ACTIVATE THE AUTO-EXIT FUNCTION!!

2022 BOARD OF DIRECTORS:

Bill Hanson:

billhanson@comcast.net

Marguerite Hefferon:

margueriteh.cbw@gmail.com

Jennifer Planeta:

jplaneta.ghs@gmail.com

Alan Gordon:

treasurer@cowpetwest.com

Mike Harrell:

mrh.llc@verizon.net

Judi Kromenhoek:

jkromes@email.com

Larissa Staszkiw:

bod_director1@cowpetwest.com



2022 INSURANCE UPDATE

The Board of Directors is awaiting final details on our 2022 Insurance Policy. On Thursday 3/24 the Insurance Committee will be presenting the results of its negotiations with two different insurance companies for this year's coverage. We do expect an increase, as our property replacement value appraisal this year jumped from ~21M to 38M (last appraisal done in 2011). We will update owners as soon as we can on the details of our new policy.