

Present: Bill Hanson, Mike Harrell, Kevin Gregory, Marilyn Blackhall, Melinda Scott, Sherri Levin, John Duncan, Judi Kromenhoek, Matt Willey, & Tanji

RO Plant - the engineer approved and all permits are in. Mr. Marks hopes CBW will be able to collect some of the money but CBW will have to pay all upfront. Mike made a motion to accept bid from Benjamin, Kevin seconded and all were in favor.

WAPA - WAPA is in the process of laying lines to bring water to the Ritz. This could take years but we will follow progress and possibly use as Back-up.

Waste Water - Matt thinks we can use our existing 3 pumps. He feels it is a good plan to use all Evans possibly purchase 1 new one. Presently, we are using 2 while waiting for parts for the third. One wall of the cinder block has deteriorated to 1/2 blocks. This will have to be taken care of.

Structural Issues - according to the structural engineer we will have to put columns on all seaside porches. We had hoped our earthquake insurance would cover part of this but that is a long shot at best. CBW is going to be more strict with jackhammering, that is very rough on the buildings. Restrictions on type of jackhammering will be put in place. No removal of original red tiles, new tiling can be floated over this. A "Hold Harmless Agreement" will be required for all renovations.

A committee to make these rules will be Bill Hanson, Mike Harrell, Kevin Gregory. This group will meet with an engineer to discuss further and report back to the Board.

Seaweed on Beach - Andy from CBE is going to arrange for a meeting between CBW, CBE, Elysian, & COWPET Beach Resort. All 4 organizations utilize the beach and as of now only 3 are splitting the cost. Years ago it was split 4 ways. Tanji spoke with UVI and they feel the sargassum is here to stay. We are looking into CBW purchasing our own equipment and leasing to the other 3 entities.

Dump Truck - the dumping arm mechanism broke, luckily only minor injuries to Clement who was driving. Tunick's has been contacted and we are getting estimates to see if it can be salvaged. We do have full coverage.

Home Owners Liability Insurance - Kevin would like to include in the by-laws that it is a requirement. If owners do not want content insurance that is up to them but liability insurance should be a must.

By-Laws - 5 BOD met and went over the by-laws and the recommendations. Sherri put together all suggestions for review. Rick will also review.

Employee Handbook Committee - Sherri reported that this is coming along well. 1 or 2 more meetings required before sending to Attorney for review. Committee members are Sherri Levin, Carla Harrell, Connie Rapko, Marilyn Blackhall & John Duncan.

New Hires - Sherri made a motion.

I, Sharon Levin, move that COWPET Bay West Association require a thorough background check for all final applicants being offered employment at CBW. This background check should include:

Search results of the Judiciary of the U S Virgin Islands -C-Track Public Access, Public Access tonCourt Electronic Records (PACER), Facebook,

Google,
and a current police record.

All background check documents shall be placed in the employee's file and presented to the Board for review and hiring recommendations.

We do have a potential candidate for hire and as a result of Sherri's Motion being approved, we will have a new process for vetting new hires. We will follow procedures before we fully commit to hiring him or anyone moving forward.

We had some issues with the new office computer (Windows 11) not being compatible with QuickBooks 2023 and Tanji had to send out statements from email account for 2 months. The statements still went out the 1st of the month, but this may have been a contributing factor in why more accounts were 30 days past due recently. We believe we have solved that problem.

Bill mentioned Mark Hodges was going to file a complaint with the PUC about WAPA's refusal to modify our \$180,000 post-Irma electric bill.

Bill Bacon will lead our annual tree trimming efforts this year beginning 6/19.