

CBW Open Board Meeting 9/9/24 (Zoom)

6:00PM

Present: Kevin Gregory, President; Rick Hunter; Sherri Levin, Vice President; Marilyn Blackhall; Tara McCafferty; Bill Brewer; Mike Harrell; George Hefferon, Treasurer; Bill Hansen; Judi Kromenhoek, Secretary.
Attorney Mark Hodges and Matt Willey and Tanji Williams

Old Business: Declaration Correction

Attorney Hodges presented some background:

Stage 1 1968 Leeward 1-20 and Windward 1-22

Stage 2 1969 Leeward 21-50 and Windward 23-52

1974 there was an attempt to consolidate the two stages to be Cowpet Bay West, all 102 units. This was stamped but had no signatures.

This needs to be resolved from a legal standpoint and be recorded. We need 100% vote to make this happen. He told us some of the ramifications we could face if this does not pass. In the event of a disaster, our insurance could deny our claim. This would require costly lawsuits, property values would plummet And it could be tied up in the courts for years.

Attorney Hodge is going to present a power point presentation to better explain the situation.

We will have to bring this to a vote of all Owners and the Board will decide how to do this. Kevin will schedule another meeting.

Employee Handbook - Attorney Meade missed the 8/16 due date but has promised to have this finalized by the end of September, 2024. She has promised there will be no more charges for this.

CBW employees working for Owners. Bill Brewer spent considerable time drawing up forms. A vote was taken and 6 were in favor of allowing this. Work would have to be done after CBW work hours, forms available in the office must be signed by both employee and owner and Matt will make sure rules are followed.

A vote was taken to approve the Operating Guidelines for the Facilities Committee. Bill Brewer has worked hard on this, he will edit and resend to the Board.

Motion was passed.

A discussion of ideas to manage the problems with owners' advertising units for rent as "sleeps (too many)". It was decided to put the guidelines in the next newsletter and ask owners' who spot this to document it and report to the office. The office will follow up with a letter to those in violation.

Bylaws. It was decided before a vote on these that we wait for Attorney Hodge's power point presentation. The Committee's have worked very hard on revisions to the old bylaws but our attorney feels we should get the Declaration finished before voting on this.

Credit Card:

The Board of Directors approves a Certificate of Resolution approving Tanji Williams to apply for a Corporate VISA from Banco Popular on behalf of the Cowpet Bay West Condo Association with Matthew Willey and Tanji Williams as cardholders and to apply for a \$10,000 credit line to be used for the day-to-day operations of the Cowpet Bay West Condo Association.

This was a Motion and it was approved.

July Minutes were approved.

Tanji has been handling complaints from owners disturbed by renovation noise. Our policy is for those doing the renovation to give the 5 units around the renovation unit advanced notice. Once the renovation is approved, they can get an approximate estimate of completion time. CBW is an aging complex and once renovations are started unforeseen problems do arise. CBW tries to keep renovations in the off season and work hours have been established. We regret not having a better solution but will try to minimize the disruption.

George gave the Treasurer's report. Tanji filed the 2023 Income Tax (we did have an extension) and we did not owe anything. The 2023 audit has been completed.

One owner is 3-1/3 months late and we are working on getting this current.

George wanted it made known that Matt, Tanji and our workers did a great job during and after the storm.

The Annual Meeting will be held at Caribbean Fish Market, Saturday, February 15, 2025.

Meeting was adjourned at 8:16pm.